KENSINGTON CAMPUS

45348 32ND ST W
45350 32ND ST W
WEST LANCASTER, CA 93536

AHMON ARCHITECTS
3834 WILLAT AVENUE, CULVER CITY, CA 90232
(T) 424.299.4666 (F) 424.299.4698

KENSINGTON HOMES
PLAN CHECK SUBMITTAL
12.18.2019

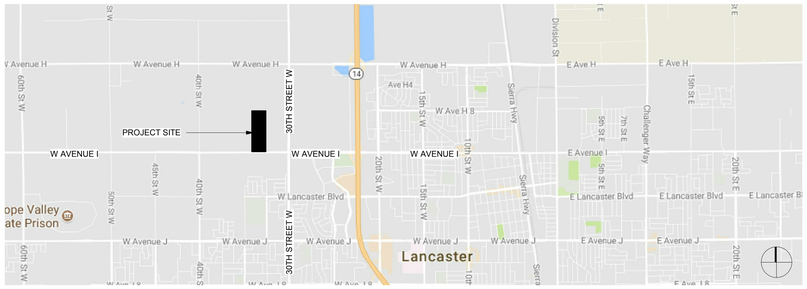
NO MORE LEMONS, LP

KENSINGTON CAMPUS

MULTI-FAMILY PUBLICALLY FUNDED HOUSING

AVENUE I & 32ND STREET WEST, LANCASTER, CA 93536

VICINITY MAP



VICINITY MAP

CONTEXTUAL SITE PLAN

CONTEXT PHOTO - VIEW 1

CONTEXT PHOTO - VIEW 2

ACCESSIBILITY

REQUIREMENTS

- 2016 CALIFORNIA BUILDING CODE (CBC) CHAPTER 11B AND 11A AS REFERENCED FROM 11B
- FAIR HOUSING ACT DESIGN MANUAL (1998)
- 2016 CALIFORNIA BUILDING CODE CHAPTER 11B AS MANDATED BY 2018 CALIFORNIA TAX CREDIT ALLOCATION COMMITTEE REGULATION SECTION 10325(F)(7)(K)
- LACDC NOFA 23A
- LACDC NOFA 23A NON-SENIOR UNIVERSAL DESIGN PRINCIPLES

ADDITIONAL ACCESSIBILITY PROVISIONS ASSOCIATED WITH FUNDING SOURCES:

FUNDING SOURCES ASSOCIATED	PROVISION
BANK CONSTRUCTION / PERMANENT LOAN	CBC 11A
LOS ANGELES COUNTY- COMMUNITY DEVELOPMENT COMMISSION (LACDC) – HOME AND GENERAL FUNDS	HUD SECTION 504 / 2010 ADA STANDARDS* CBC 11B/11A, CDC NOFA 23A
TAX CREDIT EQUITY	FEDERAL HUD SECTION 504 / 2010 ADA STANDARDS*
HUD PROJECT BASED VOUCHERS	HUD SECTION 504 / 2010 ADA STANDARDS*
DEFERRED RESERVES	CBC 11A
DEFERRED DEVELOPER FEE	CBC 11A
CITY OF LANCASTER	ADA TITLE II, 2010 ADA STANDARDS

*ADA 2010 WITH HUD EXCEPTIONS IN LIEU OF UFAS AS PER HUD DOCKET NO. FR-5781-N-01 24 DATED MAY 23, 2014

SEE SHEETS: G.0.30, G.0.31, G0.32, G0.33, G0.34, AND G0.35 ACCESSIBILITY REQUIREMENTS.

UNIT SUMMARY

MOBILITY UNITS:
"UNITS WITH MOBILITY FEATURES" DEFINED HEREIN AS DESIGNATED UNITS WITH ADDITIONAL ACCESSIBILITY REQUIREMENTS PER LACDC NOFA 23 AND 2016 CBC 11B-233.3.1.1

TOTAL PROJECT:
51 x 10% = 6 UNITS REQUIRED WITH MOBILITY FEATURES

VILLA A5:
UNIT #1-102, #1-105,#1-108

VILLA A6:
UNIT #2-102,#2-105,#2-108

COMMUNICATION UNITS:

"UNITS WITH COMMUNICATION FEATURES" DEFINED HEREIN AS DESIGNATED UNITS WITH ADDITIONAL ACCESSIBILITY REQUIREMENTS PER LACDC NOFA 23 AND 2016 CBC 11B-233.3.1.3

TOTAL PROJECT:
51 x 4% = 3 UNITS REQUIRED WITH COMMUNICATION FEATURES

VILLA 5:
UNIT #1-101, #2-111
VILLA 6:
UNIT #1-101

ALL UNITS TO BE NONSMOKING
NON-SENIOR BUILDING
BUILDING WILL BE WIRED FOR INSTALLATION OF CLOSED-CIRCUT SURVEILLANCE CAMERAS IN PARKING AREAS, MAIN ENTRIES, EXTERIOR EXIT DOORS, AND COMMON AREAS NOT DIRECTLY ADJACENT TO REGULARLY-OCCUPIED ROOMS.

PROJECT DESCRIPTION

KENSINGTON HOMES CONSISTS OF 2 'VILLAS' AND A PARKING AREA ON KENSINGTON CAMPUS, A 15+ ACRE MASTERPLANNED SITE. THE PROJECT FOR THE PROPOSED USE OF LACDC FUNDS IN NOFA 2019-1 AND CTCAC REGULATIONS DATED DECEMBER 13, 2017 CONSISTS OF (2) SEPARATE APARTMENT BUILDINGS, EACH WITHIN ONE OF THE ABOVE MENTIONED 'VILLAS.' THERE ARE (3) 13 UNIT, 2-STORY, SINGLE LOADED APARTMENT BUILDINGS AND (1) 12 UNIT, 2-STORY, SINGLE LOADED APARTMENT BUILDING FOR A TOTAL OF (51) 1-BEDROOM UNITS. IN ADDITION TO THE APARTMENT BUILDINGS, ANCILLARY FACILITIES FOR SUPPORT SERVICES AND PARKING ARE ALSO INCLUDED AS PART OF THE NOFA 2019-1 APPLICATION SUBMITTAL AND CTCAC REGULATIONS. ANCILLARY FACILITIES INCLUDED WITHIN EACH 'VILLA' ARE A FITNESS / COMMUNITY ROOM, LAUNDRY ROOM (4 WASHERS AND 4 DRYERS), TWO OFFICES, A MAIL AREA, RESTROOMS, STORAGE, BICYCLE STORAGE, AND A TRASH ENCLOSURE. ALL BUILDINGS WILL BE TYPE V WOOD FRAMED CONSTRUCTION ON GRADE.

LOT AREA: 2.72 ACRES

18.75 UNITS PER ACRE

LEGAL DESCRIPTION

PARCEL 2 OF PARCEL MAP NO. 82267, IN THE CITY OF LANCASTER, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP FILED IN BOOK 398, PAGES 46 THROUGH 50 OF PARCEL MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

PROJECT TEAM

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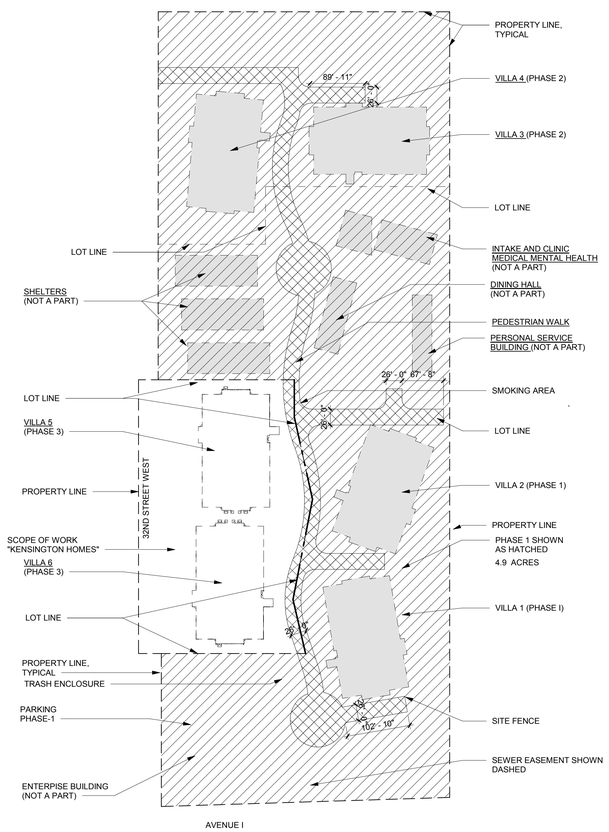
CONTACT: Doug Grove

PLOT PLAN



KENSINGTON CAMPUS PLOT PLAN 1
1" = 100'-0"

BUILDING CODE + ANALYSIS

PROJECT SHALL COMPLY WITH:

2016 CALIFORNIA BUILDING CODE
2016 CALIFORNIA ELECTRICAL CODE
2016 CALIFORNIA MECHANICAL CODE
2016 CALIFORNIA PLUMBING CODE
2016 CALIFORNIA ENERGY CODE
2016 CALIFORNIA GREEN BUILDING STANDARDS CODE
2017 COUNTY OF LOS ANGELES FIRE CODE

PROJECT CONSISTS OF 2 DUPLICATE SITE PLANS NAMED 'VILLA 5 AND VILLA 6'
VILLA 5 CONSISTS OF (26) 1 BEDROOM APARTMENTS
VILLA 6 CONSISTS OF (25) 1 BEDROOM APARTMENTS + MANAGER'S UNIT
EACH VILLA HAS 2 OFFICES SPACES, LAUNDRY FACILITIES, AND COMMUNITY / FITNESS AREAS.

TOTAL VILLA SF = 26,363 SF
(SEE SHEET G.022)
TYPE VB CONSTRUCTION
R2 OCCUPANCY
NFPA 13R SPRINKLER SYSTEM PER 2016 CBC 903.3.3.1.2
HEIGHT ABOVE GRADE PLANE = 25'-3"
2 STORIES

EACH VILLA CONSISTS OF 2 BUILDINGS, BUILDING 1 AND BUILDING 2
BUILDING 1 TOTAL GROSS SQUARE FOOTAGE = 13,099 SF
BUILDING 2 TOTAL GROSS SQUARE FOOTAGE = 13,264 SF

PER TABLE 506.2:
TYPE VB R-2 OCC. SM = 21,000 SF ALLOWABLE
PER TABLE 504.3
ALLOWABLE HEIGHTS (NO AREA INCREASE) = 60 FEET
ALLOWABLE STORIES (NO AREA INCREASE) = 3

OCCUPANCY: R2
CONSTRUCTION TYPE: VB

SEE G0.22 FOR BUILDING AREAS AND SEPARATIONS
TOTAL PROJECT SF (VILLAS 1, 2, 3, 4): 52,726 SF

VILLAS 1 AND 2 = PHASE 1
VILLAS 3 AND 4 = PHASE 2
VILLAS 5 AND 6 = PHASE 3 "KENSINGTON HOMES"

BUILDING AREAS FOR EACH VILLA

FLOOR	BUILDING AREA	OCCUPANCY USE GROUP
BUILDING 1		
FIRST LEVEL	7299 SF	RESIDENTIAL R-2
SECOND LEVEL	5800 SF	RESIDENTIAL R-2
	13099 SF	
BUILDING 2		
FIRST LEVEL	7506 SF	RESIDENTIAL R-2
SECOND LEVEL	5758 SF	RESIDENTIAL R-2
	13264 SF	
TOTAL	26363 SF	
VILLA 5	26,363 SF	
VILLA 6	26,363 SF	
	52,726 SF	TOTAL PHASE 3 BUILDING AREA

ZONING SUMMARY

SITE DESIGNED PER CITY OF LANCASTER STANDARDS.
NO FRONT, SIDE, OR REAR YARDS DESIGNATED.
NO EASEMENTS.

52 UNITS / 4.9 ACRES = 10.6 UNITS / ACRE

WEST PARKING AREA SUMMARY PHASE 3 (VILLAS 5&6)	# STALLS
TOTAL PARKING REQUIRED	0
TOTAL PROVIDED	41
STANDARD STALLS	37
ACCESSBILE	3
ACCESSIBLE - VAN	1
REQUIRED ACCESSIBLE STALLS FOR 26-50 STALLS (WITH 1 VAN)	2
DESIGNATED FOR RESIDENTS	5
DESIGNATED FOR FUTURE PHASES	36
ALL PARKING STALLS ARE UNASSIGNED	
ACCESSIBLE PARKING REQUIRED PER TABLE 11B-208.2	
EV CAPABLE	0

SUSTAINABLE BUILDING INFORMATION

SEE SHEET G0.71 FOR GREEN BUILDING INFORMATION.

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OWNER:

NO MORE LEMONS, LP

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818.789.5550

PROJECT:

KENSINGTON HOMES

AVENUE I & WEST 32ND STREET
WEST LANCASTER, CA 93536

BUILDINGS:
45248 32ND ST W
45258 32ND ST W

PHASE:
PLAN CHECK SUBMITTAL

12.18.2019

STAMP:

REV #	DESCRIPTION	DATE

KEY PLAN

PROJECT NO.	17011
PLOT DATE	12.18.2019
SCALE	AS SHOWN

SHEET TITLE

TITLE SHEET

SHEET NO.

G0.01

FILE REF: C:\Users\user1\Documents\17011-KENSINGTON CAMPUS PHASE 3_user1.rvt 12/19/2019 3:36:50 PM

ABBREVIATIONS

A
AB ANCHOR BOLT
AC AIR CONDITIONING
ACC ACCESSIBLE
ACOUS ACOUSTICAL
AD AREA DRAIN
ADJ ADJUSTABLE
AFF ABOVE FINISH FLOOR
ALT ALTERNATE
ALUM ALUMINUM
ANCH ANCHOR
ANOD ANODIZED
ACP ACOUSTICAL CEILING PANEL
APPD APPROVED
APPROX APPROXIMATE
ARCH ARCHITECTURAL
AUTO AUTOMATIC
AV AUDIO VISUAL
AVB AIR VAPOR BARRIER

B
BD BOARD
BLDG BUILDING
BM BEAM
BOT BOTTOM
BSMT BASEMENT
BT BOLT

C
CAB CABINET
CAT CATEGORY
CB CATCH BASIN
CBU CEMENTITIOUS BACKER UNIT
CER CERAMIC
CG CORNER GUARD
CH CHILLER
CHAN CHANNEL
CI CAST IRON
CIP CASTINPLACE
CJ CONTROL JOINT / CONSTRUCTION JOINT
CL CENTER LINE
CLG CEILING
CLR CLEAR
CNTR COUNTER
CO CLEANOUT
COL COLUMN
CONC CONCRETE
COND CONDITION
CONN CONNECTION
CONT CONTINUOUS
CONTR CONTRACTOR
COORD COORDINATE
CORR CORRIDOR
CT CERAMIC TILE
CTR CENTER
CTSK COUNTER SUNK
CW COLD WATER (PIPING)

D
D DEEP, DEPTH
DBL DOUBLE
DEG DEGREE
DEMO DEMOLITION
DEPT DEPARTMENT
DET DETAIL
DF DRINKING FOUNTAIN
DIA DIAMETER
DIFF DIFFUSER
DIM DIMENSION
DISP DISPENSER
DMPF DAMPPROOFING
DN DOWN
DO DOOR OPENING
DR DOOR
DRN DRAIN
DW DISHWASHER
DWG DRAWING
DWR DRAWER

E
(E) EXISTING
E EAST
EA EACH
EJ EXPANSION JOINT
EL ELEVATION
ELEC ELECTRICAL
ELEV ELEVATOR
EMERG EMERGENCY
EP ELECTRICAL PANELBOARD
EQ EQUAL
EQUIP EQUIPMENT
EXH EXHAUST
EXP EXPANSION
EXIST EXISTING
EXT EXTERIOR

F
FA FIRE ALARM
FD FLOOR DRAIN
FDC FIRE DEPARTMENT CONNECTION
FND FOUNDATION
FE FIRE EXTINGUISHER
FEC FIRE EXTINGUISHER CABINET
FF&E FURNITURE, FINISHES & EQUIPMENT
FFEL FINISH FLOOR ELEVATION
FIN FINISH
FIXT FIXTURE
FL FLOOR
FLASH FLASHING
FO FACE OF
FP FIRE PROTECTION
FPG FIREPROOFING
FR FRAME
FT FEET
FRT FIRE RETARDANT TREATED
FTG FOOTING
FURN FURNITURE

G
GA GAUGE / GAGE
GALV GALVANIZED
GB GRAB BAR
GC GENERAL CONTRACT(OR)
GFRC GLASS FIBER REINFORCED CONCRETE
GFRG GLASS FIBER REINFORCED GYPSUM
GL GLASS
GR GRADE
GRD GROUND
GWB GYPSUM WALLBOARD

H
H HIGH / HEIGHT
HB HOSE BIB
HC HOLLOW CORE
HDW HARDWARE
HS HEAT STRENGTHEND (GLASS)
HM HOLLOW METAL (STEEL FRAME)
HNDRL HANDRAIL
HO HOLDOPEN
HORIZ HORIZONTAL
HT HEIGHT
HVAC HEATING, VENTILATION, AIR CONDITIONING
HW HOT WATER
HYDR HYDRAULIC

I
ID INSIDE DIAMETER
IN INCH
INCL INCLUDED / INCLUDING
INFO INFORMATION
INSUL INSULATION
INT INTERIOR
INV INVERT
IPS INTERNATIONAL PIPE STANDARD

J
JAN JANITOR
JC JANITOR'S CLOSET
JST JOIST
JT JOINT

K
KIT KITCHEN
KO KNOCKOUT

L
LDG LANDING
LAM LAMINATE / LAMINATION
LAV LAVATORY
LB POUND
LF LINEAR FOOT
LKR LOCKER
LN LINE
LT LIGHT

M
MACH MACHINE
MAINT MAINTENANCE
MATL MATERIAL
MAX MAXIMUM
MB MACHINE BOLT
MDF MEDIUM DENSITY FIBERBOARD
MEP MECHANICAL, ELECTRICAL, PLUMBING
MDO MEDIUM DENSITY OVERLAY PLYWOOD
MECH MECHANICAL
MEMB MEMBRANE
MET METAL
MEZZ MEZZANINE
MFR MANUFACTURER
MH MANHOLE
MIN MINIMUM
MISC MISCELLANEOUS
MS MACHINE SCREW
MTD MOUNTED
MTG MOUNTING
MTL METAL
MULL MULLION

N
N NORTH
NA NOT APPLICABLE
NC NOISE CRITERIA
NIC NOT IN CONTRACT
NO NUMBER
NOM NOMINAL
NTS NOT TO SCALE

O
OA OUTSIDE AIR
OC ON CENTER
OFCI OWNER FURNISHED, CONTRACTOR INSTALLED
OFOI OWNER FURNISHED, OWNER INSTALLED
OFF OFFICE
OH OVER HEAD
OPH OPPOSITE HAND
OPNG OPENING
OPP OPPOSITE
OPPHD OPPOSITE HAND
ORD OVERFLOW ROOF DRAIN
OUTS OUTSIDE
OVHD OVERHEAD

P
P PAINT
PAV PAVING
PARTN PARTITION
PBD PARTICLEBOARD
PDF POWER DRIVEN FASTENER
PERF PERFORATED
PERIM PERIMETER
PERP PERPENDICULAR
PL PLATE
PLAM PLAM
PLBG PLUMBING
PLYWD PLYWOOD
PNL PANEL
POL POLISHED
PR PAIR
PREFAB PREFABRICATED
PROJ PROJECT
PSF POUNDS PER SQUARE FOOT
PT POINT / PRESSURETREATED
PTD PAPER TOWEL DISPENSER / PAINTED
PTN PARTITION
PTR PAPER TOWEL RECEPTACLE

Q
Q QUARRY TILE
QTY QUANTITY

R
(R) RELOCATED
R RADIUS OR RISER (PIPING)
RA RETURN AIR
RAD RADIUS
RB RESILIENT BASE
RCP REFLECTED CEILING PLAN
RD ROOF DRAIN
RECOM RECOMMENDED
RECPT RECEPTACLE
REC RECESSED
REF REFERENCE
REFL REFLECTED / REFLECTIVE / REFLECT
REFR REFRIGERATOR
REG REGISTER
REINF REINFORCED / REINFORCING
REL RELOCATE
REM REMOVABLE
REQ REQUIRE / REQUIRED
RESIL RESILIENT
REV REVISION / REVISED
RM ROOM
RO ROUGH OPENING
RTD RATED
RTG RATING
RWL RAIN WATER LEADER

S
S SOUTH
SA SUPPLY AIR
SAF SELFADHERED FLASHING
SAM SELFADHERED MEMBRANE
SAN SANITARY AIR
SC SOLID CORE
SCHED SCHEDULE
SD STORM DRAIN / SOAP DISPENSER
SECT SECTION
STS SELF TAP METAL SCREW
SF SQUARE FEET/FOOT
SH SPRINKLER HEAD
SHT SHEET
SHR SHOWER
SIM SIMILAR
SM SHEET METAL OR SQUARE METER (METRIC DOCS)
SND SANITARY NAPKIN DISPENSER
SP STANDPIPE
SPEC SPECIFICATION
SPR SPRINKLER
SPKR SPEAKER
SQ SQUARE
SSE STRUCTURE SLAB ELEVATION
SST STAINLESS STEEL
SSK SERVICE SINK
STA STATION
STD STANDARD
STL STEEL
STLJST STEEL JOIST
STOR STORAGE
STRG STRINGER
STRL STRUCTURAL
STRUCT STRUCTURAL
SUBCAT SUBCATEGORY
SUSP SUSPENDED
SYMM SYMMETRICAL
SYS SYSTEM

T
T&G TONGUE AND GROOVE
T TREAD / THERMOSTAT
TB TOWEL BAR
TC TOP OF CURB
TCONC TOP OF CONCRETE
TEL TELEPHONE OR TELECOM
TEMP TEMPERATURE
TER TERRAZZO
TGB TOGGLE BOLT
THK THICKNESS
THRES THRESHOLD
THRU THROUGH
TKBD TACKBOARD
TMPD TEMPERED
TO TOP OF (SEE OTHER WORD)
TOS TOP OF SLAB, TOP OF STRUCT
TOSTL TOP OF STEEL
TP TOP OF PAVEMENT
TPD TOILET PAPER DISPENSER
TRACT TRACTION
TV TELEVISION
TW TOP OF WALL
TYP TYPICAL

U
UNFIN UNFINISHED
UON UNLESS OTHERWISE NOTED
UR URINAL

V
VAC VENTILATION AND AIR CONDITIONING
VCT VINYL COMPOSITION TILE
VERT VERTICAL
VEST VESTIBULE
VIF VERIFY IN FIELD
VR VAPOR RETARDER
VT VINYL TILE
VWC VINYL WALL COVERING

W
W/ WITH
W WIDE, WIDTH/WEST
WC WATER CLOSET
WD WOOD
WDS WOOD SCREW
WDW WINDOW
W/O WITHOUT
WP WATERPROOFING
WPM WATERPROOF MEMBRANE
WPT WORK POINT
WR WATER RESISTANT/REPELLANT
WRB WEATHER RESISTANT BARRIER
WS WEATHERSTRIPPING
WSCT WAINSCOT
WT WEIGHT
WW WALL TO WALL

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LC.02	LANDSCAPE CONSTRUCTION DETAILS	■	
LI.01	LANDSCAPE IRRIGATION PLAN	■	
LI.02	LANDSCAPE IRRIGATION DETAILS	■	
LP.01	LANDSCAPE PLANTING PLAN	■	
LP.02	LANDSCAPE PLANTING DETAILS	■	
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M0.20	MECHANICAL EQUIPMENT SCHEDULE AND DETAILS	■	
M0.30	MECHANICAL DETAILS	■	
M1.00	MECHANICAL BUILDING A TYPICAL FIRST FLOOR PLAN	■	
M1.10	MECHANICAL IBUILDING A TYPICAL SECOND FLOOR PLAN	■	
M1.20	MECHANICAL TYPICAL ROOF PLAN	■	
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M3.01	MECHANICAL TITLE 24 FORMS	■	
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E0.02	LIGHTING FIXTURE SCHEDULES AND DETAILS	■	
E0.03	ELECTRICAL SINGLE LINE DIAGRAM	■	
E0.03A	ELECTRICAL LOAD CALCULATIONS AND FEEDER SCHEDULES	■	
E0.04	PANELBOARD SCHEDULES	■	
E0.04A	PANELBOARD SCHEDULES	■	
E0.05	ELECTRICAL DETAILS	■	
E0.05A	ELECTRICAL DETAILS	■	
E0.06	COMMUNICATION SYSTEM RISER DIAGRAM	■	
E0.06A	COMMUNICATION SYSTEM DETAILS	■	
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E0.07A	SECURITY/CCTV SYSTEMS RISER DIAGRAM	■	
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P0.20	PLUMBING CALCULATIONS	■	
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OWNER:

NO MORE LEMONS, LP

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WOODLAND HILLS, CA 91367

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PROJECT:

KENSINGTON HOMES

AVENUE I & WEST 32ND STREET
WEST LANCASTER, CA 93536

BUILDINGS:
45248 32ND ST W
45258 32ND ST W

PHASE:

PLAN CHECK SUBMITTAL

12.18.2019

STAMP:

REV #	DESCRIPTION	DATE

KEY PLAN

PROJECT NO.	17011
PLOT DATE	12.18.2019
SCALE	AS SHOWN

SHEET TITLE

SHEET INDEX
ABBREVIATIONS AND
SYMBOLS

SHEET NO.

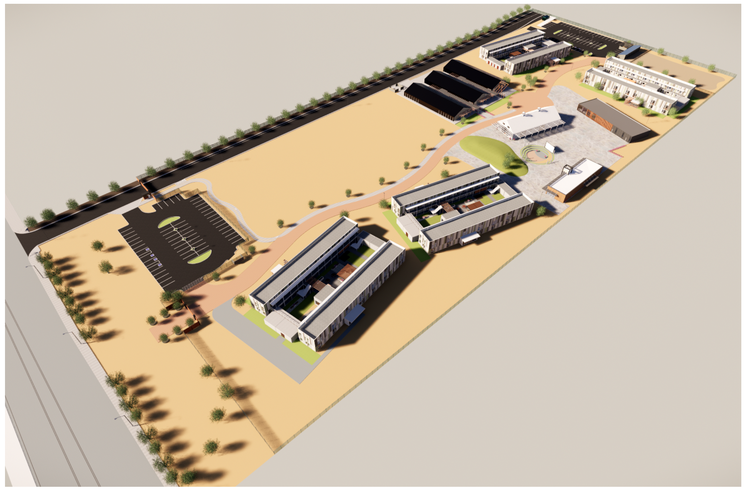
G0.02

FILE REF. C:\Users\user1\Documents\17011-KENSINGTON CAMPUS PHASE 3_user1.rvt 12/19/2019 6:27:29 PM

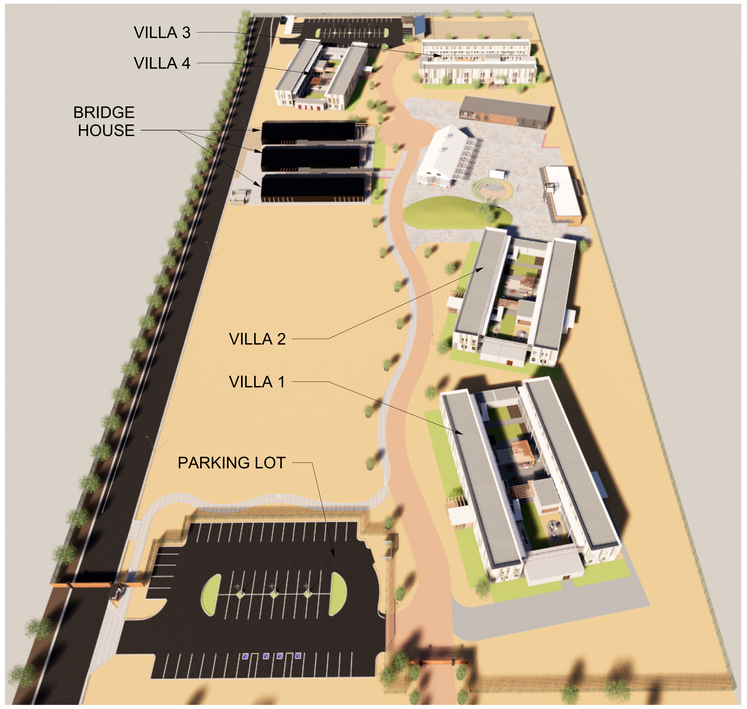
VIEW OF COURTYARD FROM SECOND FLOOR 6
SCALE: NTS

VIEW OF COURTYARD FROM SECOND FLOOR 6
SCALE: NTS

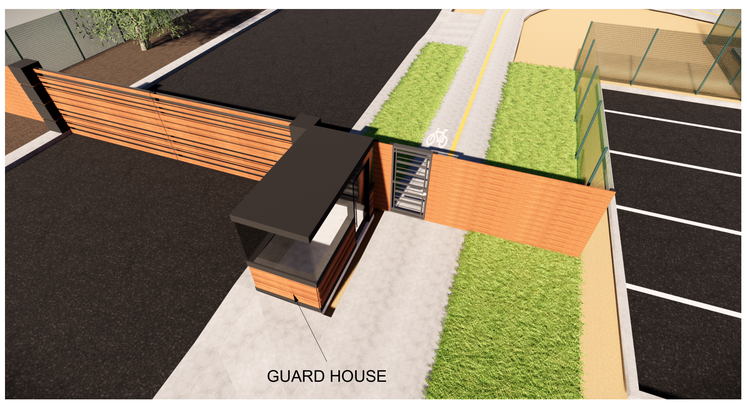
VIEW OF COURTYARD FROM FIRST FLOOR 5
SCALE: NTS



OVERALL OF ALL PHASES OF PROJECT 4
SCALE: NTS



AERIAL OF PROJECT FROM SOUTH 3
SCALE: NTS



VIEW OF SECURITY GATE AND GUARD HOUSE 2
SCALE: NTS

KENSINGTON CAMPUS NARRATIVE

ON SEPTEMBER 26, 2017, R. REX PARRIS, THE MAYOR OF LANCASTER, ISSUED A MANDATE TO DEVISE A NEW APPROACH THAT ADDRESSES THE FULL REALITIES AND NEEDS OF THE HOMELESS POPULATION. THE OLD APPROACH OF WAREHOUSING PEOPLE EXPERIENCING HOMELESSNESS WAS AT BEST A SHORT-TERM BAND-AID. THE MAYOR CHALLENGED THE TEAM TO CREATE A PERMANENT SOLUTION BY THE END OF WINTER SHELTER SEASON WHEN THE TEMPORARY CURRENT BRIDGE HOUSING RUN BY SALVATION ARMY WILL BE SHUT DOWN.

THE LOCATION AND THE CONCEPT WERE VETTED WITH HELP OF PROFESSIONALS FROM THE HOMELESS COALITION, THE PEOPLE CONCERN AND OTHER AREA STAKEHOLDERS. THE CITY PROVIDED A 14-ACRE LOT STRATEGICALLY LOCATED ON A MAJOR BOULEVARD, NEAR BASIC RESIDENT NECESSITIES AND A TIMELINE TO BE OCCUPIED WITHIN 14 MONTHS. THE DEVELOPMENT TEAM ENGAGED IN A FAST TRACK PROCESS TO SECURE ENTITLEMENTS, FUNDING, AND UTILITIES AND BEGAN IN LESS THAN 6 MONTHS FROM CONCEPTION WHILE PROJECT DESIGN, DOCUMENTATION AND PERMITTING CONTINUED. ADDITIONAL FUNDING AND SUPPORT TO BE PROVIDED BY LOS ANGELES COMMUNITY DEVELOPMENT COMMISSION (LACDC), THE LOS ANGELES HOMELESS SERVICES AUTHORITY (LAHSA), CALIFORNIA DEPT LIMIT ALLOCATION COMMITTEE (CDLAC), CALIFORNIA TAX CREDIT ALLOCATION COMMITTEE (CTCAC), WITH SERVICES AND MANAGEMENT TO BE PROVIDED BY THE PEOPLE CONCERN (TPC). THE PROJECT IS TARGETED TO ACHIEVE LEED GOLD CERTIFICATION.

KENSINGTON CAMPUS CONSISTS OF A 14-ACRE CAMPUS WITH MULTIPLE 'VILLAS' AND A CAMPUS CENTER ACCESSED OFF A MEANDERING CENTRAL PROMENADE. THE THOUGHT-OUT AND CONTEMPLATED SITE IS DESIGNED IN MORE OF A COLLEGIATE CAMPUS COMPOSITION THAN A TYPICAL APARTMENT COMPLEX WITH LARGE OPEN AREAS AND MULTIPLE VILLAGES WITH A CAMPUS CENTER FOR LARGER GATHERINGS ALL BOUND TO A CENTRAL THOROUGHFARE THOUGHT TO BE THE SPINE OF LIFE TO THE CAMPUS WHERE ALL AGES, RACES, AND BACKGROUNDS CROSS PATHS TO PROMOTE POSITIVE SOCIAL ENGAGEMENT. THE CAMPUS IS A NON-VEHICULAR CAMPUS THAT WILL PROVIDE BIKES AS A MEANS OF TRANSPORTATION AROUND THE CAMPUS TOWN.

THE PROJECT SITE IS DESIGNED WITH PARKING LOCATED AT THE SOUTHERN AND NORTHERN ENDS OF THE PROJECT, WHERE ENTRY POINTS ARE LOCATED. A MEANDERING PEDESTRIAN PATH, WHICH DOUBLES AS EMERGENCY ACCESS ROAD, INTERCONNECTS THE CAMPUS. AT THE CENTER OF THE CAMPUS, IS THE SUPPORTIVE SERVICES BUILDINGS. THESE BUILDINGS ARE FLANKED BY 4 VILLAS AND 3 SHELTERS. SEE PROGRAM DESCRIPTION BELOW.

PARKING IS LOCATED AT THE SOUTHERN AND NORTHERN ENDS OF THE PROJECT. GATES FOR EMERGENCY ACCESS LIMIT THE ACCESS TO THE SITE TO JUST PEDESTRIANS. OFF THE MEANDERING PEDESTRIAN WALK, EACH OF THE 4 VILLAS HAVE THEIR ENTRANCES. AN OFFICE IS LOCATED AT THIS ENTRANCE ALLOW VISIBILITY TO THE PEDESTRIAN PATH AND TO THE ENTRY OF THE VILLAS. A GUARD STATION AND GATE WILL BE LOCATED AT I STREET, ALLOWING FOR SECURE ENTRY INTO THE SITE.

EACH VILLA IS DESIGNED AS A SEPARATE SMALL COMMUNITY. THE TWO APARTMENT BUILDINGS ARE SITUATED TO SURROUND A SECLUDED COURTYARD WHICH HAS DIRECT ACCESS TO THE REST OF THE SITE. THE COURTYARD HAS SITTING AREAS, BBQS, AND OTHER AMENITIES TO ALLOW FOR INTERACTION BETWEEN THE VILLA OCCUPANTS. SINCE THE VICINITY DOES NOT HAVE A STRONG ARCHITECTURAL CHARACTER AND THE SURROUNDING BUILDINGS ARE FAR FROM THE PROJECT SITE, THE ARCHITECTURAL TAKES CUES FROM THE DESERT LANDSCAPE. THE SIMPLE ARCHITECTURAL SHAPES ARE PUNCTUATED BY MULTI-COLORED VERTICAL CEMENT BOARD. THE COLOR OF THE CEMENT BOARD IS A COMBINATION OF SAGES, LIGHT GREENS, AND MUTED GRAYS, ECHOING THE PALETTE OF THE SURROUNDING LANDSCAPE.

THE CITY INSISTED THAT THE CAMPUS BE DESIGNED WITH A SINGLE ENTRANCE TO BE COMPLETELY SECURED AND MONITORED SO THAT ONLY THOSE INDIVIDUALS WHO ARE IN THE PROGRAM AND THEIR APPROVED GUESTS ARE ALLOWED TO ENTER THE PROPERTY. OUR SIGNIFICANT RESEARCH, INVESTMENT AND REVIEW OF SECURITY PROCEDURES IMPLEMENTED AT OTHER PROPERTIES HAVE BEEN EMPLOYED TO ENSURE THE SECURITY OF BOTH THE RESIDENTS, NEIGHBORING PROPERTIES, AND EQUALLY IMPORTANTLY, TO DISCOURAGE AND DETER NON-RESIDENTS WHO MIGHT SEE THIS CAMPUS AS A PLACE TO LOITER, EXPLOIT OR DAMAGE. CREATING A SAFE PLACE IS CENTRAL TO THE PHILOSOPHY OF HEALING AND RECOVERY. CONSEQUENTLY, THERE WILL BE NO WALK-IN ACCESS FROM AVENUE I. THE FRONT ENTRANCE ON 32ND STREET DIRECTLY BEHIND THE SOUTHERN PARKING LOT WILL HAVE A 24-HOUR SECURITY GUARD TO LIMIT VEHICLE/FOOT TRAFFIC ACCESS TO THOSE THAT HAVE PERMISSION TO ENTER. GUESTS OF RESIDENTS WILL PRESENT IDENTIFICATION TO OBTAIN A GUEST PASS TO ENTER. IN OUR EXPERIENCE THE MAJORITY OF TENANT'S DESIRE A SECURE LIVING ENVIRONMENT HAVING SPENT SO MANY YEARS ON THE STREETS WITHOUT ANY SECURITY, WHILE HAVING ALSO THE FREEDOM TO ACCESS OR LEAVE WHENEVER THEY WISH. THE FIRST PHASE OF THE PROJECT, TITLE THE KENSINGTON CAMPUS, IS COMPRISED OF THE 2 VILLAS AND THE SOUTHERN PARKING LOT. 51 1-BEDROOM APARTMENTS, WITH COMMUNITY SPACES, OFFICES, FITNESS AREAS, A MANAGER'S UNIT AND OUTDOORS AMENITIES COMPRISED THE 2 VILLAS. THIS FIRST PHASE OF THE PROJECT WILL SERVE AS THE CORNER STONE OF THE ENTIRE PROJECT, AS PHASED CONSTRUCTION CONTINUES TOWARD THE NORTH.
PERMANENT SUPPORTIVE HOUSING

OUR CAMPUS WILL BE SEPARATED INTO FOUR INNOVATIVELY DESIGNED VILLAS. EACH VILLA WILL HAVE 26 FULLY FURNISHED PERMANENT HOUSING UNITS, TWO-SERVICE PROVIDER'S OFFICE, COMMUNITY SPACE, LAUNDRY FACILITIES, INDOOR AND OUTDOOR BIKE RACKS, A COMMUNITY GARDEN, BBQ AREAS, AND OUTDOOR SEATING AREAS. LIMITING EACH VILLA TO 26 PEOPLE ALLOWS FOR GREATER IMPACT BY THE SERVICE PROVIDERS TO CUSTOMIZE PROGRAMS AND RESOURCES FOR THE INDIVIDUAL NEEDS OF THE RESIDENTS FOR THE GREATEST CHANCE OF SUCCESS.

INTERIM BRIDGE HOUSING COMPONENT

THE CONSTRUCTION OF 3 SEPARATE BRIDGE HOUSING STRUCTURES WILL SERVE A TOTAL OF 156 PEOPLE OF DIVERSIFIED HOMELESS POPULATIONS FROM THE CITY OF LANCASTER. THE BUILDINGS WILL BE DIVIDED BETWEEN MALES, FEMALES, AND FAMILIES AND WILL BE LOCATED NEAR THE SERVICE PROVIDER SPACE SO THAT THIS CLIENTELE IS IN CLOSE PROXIMITY TO THE COMMUNAL KITCHEN AND ADDITIONAL IMMEDIATE SUPPORTIVE SERVICES. CONTRARY TO THE TYPICAL ARID BUILDING WITH ROWS OF STERILE COTS, THE DESIGN OF OUR SHELTER TAKES INTO ACCOUNT WARM ARCHITECTURAL DETAILS TO PROVIDE THIS CLIENTELE WITH THE DIGNITY TO RE-EMERGE.

SUPPORTIVE SERVICES SPACE

EACH TOWNSHIP IS DESIGNED TO BE A SHORT BEAUTIFUL WALK TO THE CENTRAL PIAZZA, WHICH IS THE "HUB" OF THE CAMPUS. EVERY ASPECT OF THIS PIAZZA IS PURPOSEFULLY DESIGNED TO CREATE COMMUNITY AROUND AN OUTDOOR AMPHITHEATER. DAILY EVENTS SUCH AS GATHERINGS, INFORMATIONAL MEETINGS, CONCERTS, AND MOVIES WILL BE HELD IN THE AMPHITHEATER.

THERE WILL BE APPROXIMATELY 20,000 SQUARE FEET OF NON-RESIDENTIAL SUPPORTIVE SERVICES SPACE CONSTRUCTED INCLUDING BUT NOT LIMITED TO:

* COMMUNAL KITCHEN
* MENTAL HEALTH THERAPY BUILDING
* MEDICAL CLINIC
* MANUFACTURING AND ENTERPRISE JOB TRAINING FACILITY
* ANIMAL KENNEL AND PET THERAPY
* LAUNDRY AND BED BUG ERADICATION FACILITY
* INFRASTRUCTURE TO BUILD ADDITIONAL SHELTER AND HOUSING FOR 300 PEOPLE INCLUDING HOMELESS VETERANS ON THE ADJACENT PARCEL OF LAND CURRENTLY OWNED BY THE VETERANS ADMINISTRATION.

TARGET POPULATION

THE TARGET POPULATION FOR THE KENSINGTON CAMPUS IS INDIVIDUALS EXPERIENCING HOMELESSNESS. THIS APPROVED 51- UNIT PROJECT CONSISTS OF 50 1-BEDROOM UNITS FOR HOMELESS INDIVIDUALS, IN ADDITION TO THE MANAGER'S UNIT. IN THIS PHASE WE DO NOT ANTICIPATE THE POPULATION TO INCLUDE CHILDREN.
ACCORDING TO 2017 HOMELESS COUNT, THE MAJORITY OF THE 4,559 HOMELESS PERSONS IN SERVICE PLANNING AREA 1, WHICH COVERS THE ANTELOPE VALLEY, ARE INDIVIDUALS.

AS A SIDE NOT, INSITE DEVELOPMENT ANTICIPATES IN THE FUTURE CONSTRUCTING HOUSING FOR FAMILIES EXPERIENCING HOMELESSNESS. IN THE MEANTIME WE PLAN ON TRANSITIONING THESE FAMILIES INTO THE 1,500 FAMILY UNITS THAT IRONWOOD CURRENTLY MANAGES IN THE ANTELOPE VALLEY.

THE AMENITIES FOR THIS PHASE AND THIS SPECIFIC TARGET MARKET DO NOT INCLUDE CHILDREN SPECIFIC PLAY AREAS.

THEREFORE, ALL COMMENTS REGARDING PLAY AREAS FOR CHILDREN ARE NOT APPLICABLE. N/A - THIS INCLUDES BUT NOT LIMITED TO SECTIONS STATED BELOW

II.B.8 - OUTDOOR RECREATION AREA – PLAY AREAS FOR CHILDREN.
II.B.8 – NEEDS OF ADOLESCENTS COMMUNITY BE PROVIDING A SAFE ENVIRONMENT
11.C.3 – RECREATION ROOM – ACCOMMODATE INTENDED USE OF CHILDREN
11.C.3 – RECREATION ROOM – RECREATIONAL SPACE FOR CHILDREN

WASTE MANAGEMENT NARRATIVE
BASED ON OUR MANAGEMENT HISTORY OF 4,000 UNITS, IRONWOOD ANTICIPATES THAT EACH RESIDENCE PER VILLA WILL USE APPROXIMATELY 0.25 CUBIC YARDS OF TRASH A WEEK WHICH EQUATES TO APPROXIMATELY FOUR 96-GALLON TRASHCANS PER DAY TOTAL.

IN EACH APARTMENT VILLA THERE IS A 13' X 13' (170 SQ. FT.) SECURE ROOM FOR TRASH (SEE PLAN WHICH IS SUFFICIENT SPACE TO HANDLE EIGHT 96-GALLON TRASHCANS.
THERE WILL BE FIVE 96-GALLON WASTE CANS AND THREE 96-GALLON RECYCLING CANS.

COMMUNITY ROOM
DESIGNATED COMMUNITY ROOM WITH GAME/MEETING TABLE, TV SOFA AREA, AND KITCHEN CREATES A SOCIAL ENVIRONMENT THAT ENHANCES RESIDENT SOCIALIZATION. SEPARATE GYM AREA CREATES A POSITIVE SPACE FOR PHYSICAL ENDEAVORS WHILE CREATING SUFFICIENT SEPARATION OF USES. IN THE VILLA COURTYARD,

A SOCIAL CENTERPIECE IS THE ELEGANT BBQ AREA THAT FEATURES AN OUTDOOR COVERED KITCHEN SPACE AS WELL AS PLENTY OF SEATING AND LANDSCAPE ELEMENTS THAT WILL MAKE THIS THE HEART OF THE SOCIAL SPACE IN THE VILLA. IN ADDITION, THERE IS A JAPANESE INSPIRED GARDEN THAT IS SEPARATE FROM THE BBQ ARE ALLOWING FOR A QUIETER AREA FOR THOSE THAT WANT SOME QUIET TIME.

COMMUNITY ROOM FEATURES TABLE AND CHAIRS, SOFA, TV, KITCHEN IN THE FRONT ROOM, AND A GYM IN THE BACK ROOM.

MANAGER'S UNIT AND OFFICE
OUR EXTENSIVE BACKGROUND AND EXPERIENCE IN OPERATING MULTI-UNIT PROPERTIES INCLUDES A SUCCESSFUL TRACK RECORD OF CREATING FINANCIAL AND BENEFIT INCENTIVES FOR OUR MANAGERS. INCENTIVES ON THIS PROJECT WILL INCLUDE FULLY FURNISHED UPGRADED APARTMENT WITH FREE UTILITIES, DATA AND CABLE SERVICES. IRONWOOD MANAGEMENT HAS BEEN OPERATING IN THE ANTELOPE VALLEY FOR 20 YEARS. THIS ESTABLISHED COMPANY HAS A POSITIVE REPUTATION OF TREATING THEIR EMPLOYEES WELL AND THEREFORE HAS ALWAYS ATTRACTED THE BEST.

CRIME PREVENTION THROUGH ENVIRONMENTAL DESIGN
KENSINGTON CAMPUS WAS DESIGNED FROM THE ONSET WITH SPECIAL CPTED SAFETY CONSIDERATIONS IN PARTNERSHIP WITH THE PUBLIC SAFETY DIRECTOR AND THE LANCASTER SHERIFF'S DEPARTMENT. THE CAMPUS WILL BE FULLY SECURED BY A PERIMETER FENCE AND WITH ONLY ONE PUBLIC ACCESS ENTRY POINT THROUGH A GATED VEHICLE AND WALK-IN ENTRANCE ON 32ND STREET, VISIBLE FROM THE INTERSECTION WITH AVENUE "I". THIS GATED ENTRY POINT WILL BE STAFFED WITH 24-HOUR SECURITY IN A DEDICATED GUARD SHACK.

WITHIN THIS SECURED CAMPUS IS PHASE 1 – NOFA 23A - 51 UNITS COMPRISED OF 2 VILLAS.

IMAGE OF "VIEW OF SECURITY GATE AND GAURD HOUSE" ON THIS SHEET SHOWS SINGLE ENTRY POINT GATE AND GUARD SHACK.

KENSINGTON CAMPUS WILL BE ENTIRELY ENCLOSED WITH A 358 SECURITY METAL FENCING AT A HEIGHT OF EIGHT FEET. THIS FENCE IS ANTI-CLIMB AND ANTI-CUT. THE PERIMETER FENCE WILL BE AESTHETICALLY INCORPORATED WITH LANDSCAPE DESIGN TO ENHANCE SAFETY AND REDUCE VISIBILITY. THE ENTRANCE AREA WILL FEATURE AESTHETICALLY PLEASING WOOD FENCING AND A 24-HOUR MANNED SECURITY.

IMAGE OF "VIEW OF GAURD HOUSE AND SITE FENSING" ON SHEET G0.04" SHOWING BOTH 358 FENCING MATERIAL AS WELL AS ENTRY WOOD GATE.

STRATEGICALLY POSTED SIGNS WILL DIRECT PUBLIC ACCESS TO THE SINGLE-ENTRY POINT. FENCING WILL PREVENT ANY UNAUTHORIZED ACCESS.

NARRATIVE 1
SCALE: NTS

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PROJECT:
KENSINGTON HOMES

AVENUE I & WEST 32ND STREET
WEST LANCASTER, CA 93536

BUILDINGS:
45248 32ND ST W
45258 32ND ST W

PHASE:
PLAN CHECK SUBMITTAL

12.18.2019

STAMP:

LICENSED ARCHITECT
REX N. LAHMON
C-18095
12-18-19
RENEWAL DATE
STATE OF CALIFORNIA

REV #	DESCRIPTION	DATE

KEY PLAN

PROJECT NO.	17011
PLOT DATE	12.18.2019
SCALE	AS SHOWN

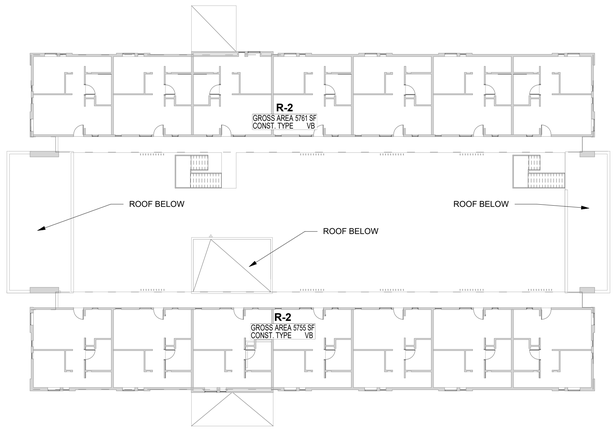
SHEET TITLE
PROJECT NARRATIVE AND 3D RENDERINGS

SHEET NO.
G0.03

FILE REF: C:\Users\user1\Documents\17011-KENSINGTON CAMPUS PHASE 3_user1.rvt 12/19/2019 3:36:51 PM

VILLA AREA SUMMARY

BLDG NAME	OCCUPANCY	AREA	CONST. TYPE
	R-2	5761 SF	
	R-2	5755 SF	
	R-2	6615 SF	
	R-2	6601 SF	
	R-2 ACC	334 SF	
	R-2 ACC	956 SF	
VILLA 1 & 2	R-2	6601 SF	VB
VILLA 1 & 2	R-2	6615 SF	VB
VILLA 1 & 2	R-2 ACC	334 SF	VB
Grand total: 9		39571 SF	



VILLA - BUILDING AREA 2ND LEVEL 2
1" = 20'-0"

VILLA - BUILDING AREA GROUND LEVEL 1
1" = 20'-0"

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PROJECT:

KENSINGTON HOMES

AVENUE I & WEST 32ND STREET
WEST LANCASTER, CA 93536

BUILDINGS:
45248 32ND ST W
45258 32ND ST W

PHASE:
PLAN CHECK SUBMITTAL

12.18.2019

STAMP:

LICENSED ARCHITECT
MARK W. LAHMON
C-15008
12-31-20
RENEWAL DATE
STATE OF CALIFORNIA

REV #	DESCRIPTION	DATE

KEY PLAN

PROJECT NO.	17011
PLOT DATE	12.18.2019
SCALE	AS SHOWN

SHEET TITLE

VILLA - AREA PLANS

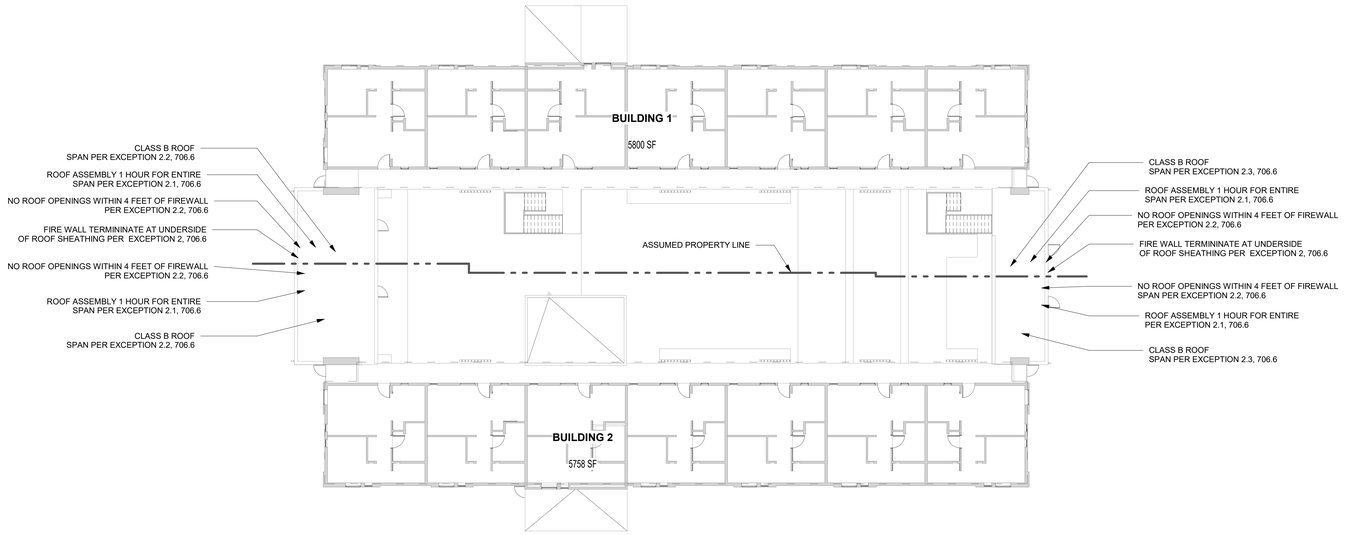
SHEET NO.

G0.21

FILE REF. C:\Users\Ana Maria\Documents\17011-KENSINGTON CAMPUS PHASE 3_AMLOCOLAR.rvt 12/19/2019 4:42:57 PM

BUILDING AREAS FOR EACH VILLA

FLOOR	BUILDING AREA	OCCUPANCY USE GROUP
BUILDING 1		
FIRST LEVEL	7299 SF	RESIDENTIAL R-2
SECOND LEVEL	5800 SF	RESIDENTIAL R-2
	13099 SF	
BUILDING 2		
FIRST LEVEL	7506 SF	RESIDENTIAL R-2
SECOND LEVEL	5758 SF	RESIDENTIAL R-2
	13264 SF	
TOTAL	26363 SF	



VILLA - BUILDING SEPARATION PLAN LEVEL 2 **2**
1/16" = 1'-0"

VILLA - BUILDING SEPARATION PLAN LEVEL 1 **1**
1/16" = 1'-0"

ARCHITECT:

LAHMON ARCHITECTS
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CONSULTANT:

OWNER:

NO MORE LEMONS, LP

6330 VARIEL AVENUE, SUITE 201
WOODLAND HILLS, CA 91367

818.789.5550

PROJECT:

KENSINGTON HOMES

AVENUE I & WEST 32ND STREET
WEST LANCASTER, CA 93536

BUILDINGS:
45248 32ND ST W
45258 32ND ST W

PHASE:
PLAN CHECK SUBMITTAL

12.18.2019

STAMP:

REV #	DESCRIPTION	DATE

KEY PLAN

PROJECT NO.	17011
PLOT DATE	12.18.2019
SCALE	AS SHOWN

SHEET TITLE

BUILDING SEPARATION PLANS

SHEET NO.

G0.22

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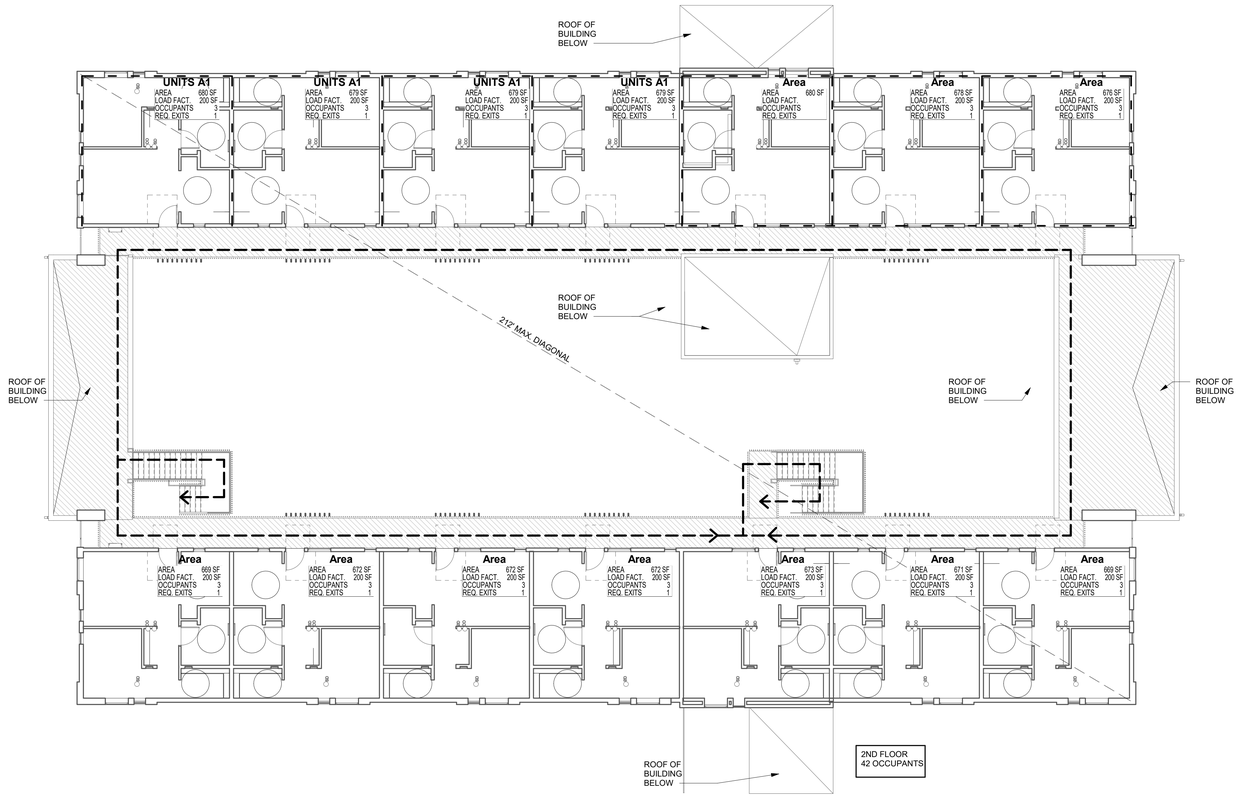
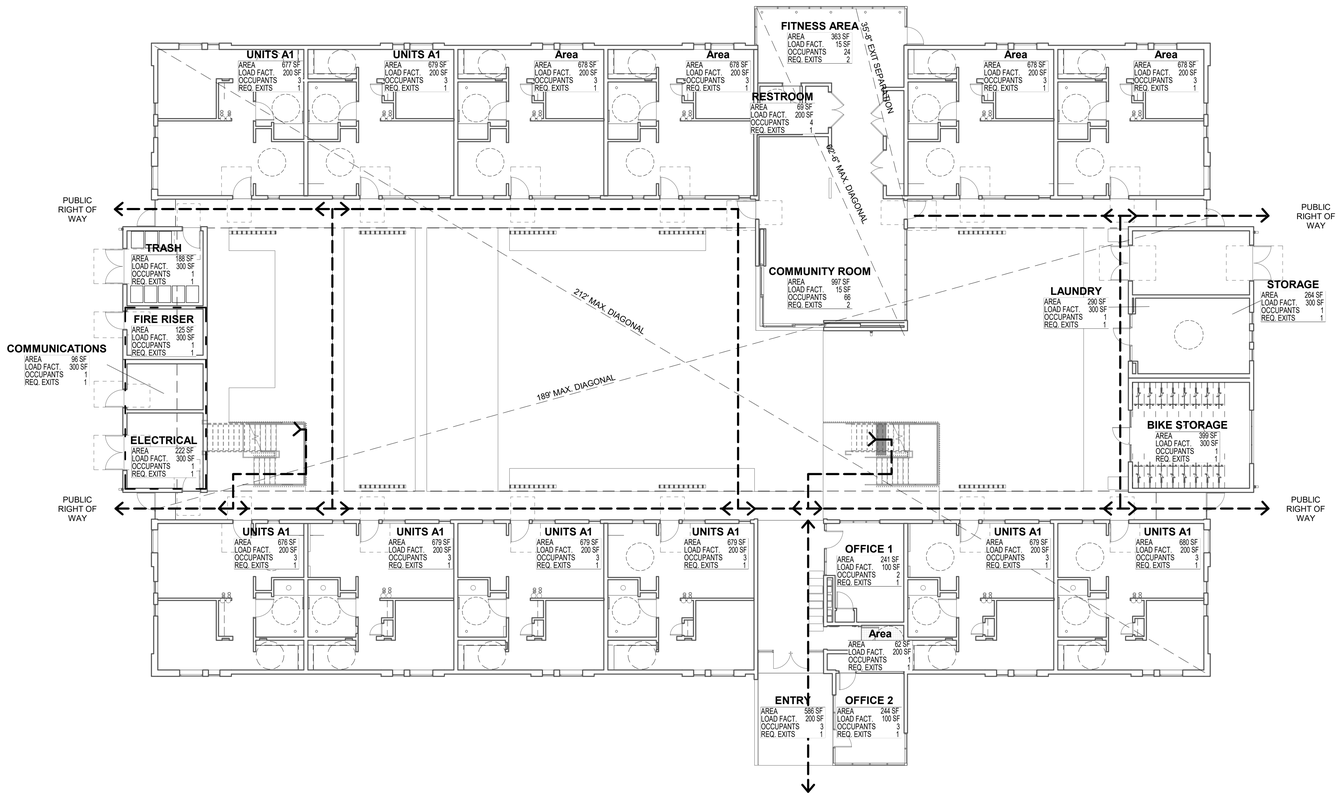


2ND FLOOR VILLA EGRESS PLAN 2
3/32" = 1'-0"



GROUND LEVEL VILLA EGRESS PLAN 1
3/32" = 1'-0"

OCCUPANT LOAD PER BUILDING

BLDG NAME	ROOM NAME	AREA	OCCUPANT LOAD FACTOR	# OF OCCUPANT	REQ. EXITS
VILLA 1 & 2	BIKE STORAGE	399 SF	300 SF	4	1
VILLA 1 & 2	COMMUNICATIONS	96 SF	300 SF	1	1
VILLA 1 & 2	COMMUNITY ROOM	997 SF	15 SF	66	2
VILLA 1 & 2	ELECTRICAL	222 SF	300 SF	1	1
VILLA 1 & 2	ENTRY	588 SF	200 SF	3	1
VILLA 1 & 2	FIRE RISER	125 SF	300 SF	1	1
VILLA 1 & 2	FITNESS AREA	363 SF	15 SF	24	2
VILLA 1 & 2	LAUNDRY	290 SF	15 SF	1	2
VILLA 1 & 2	OFFICE 1	241 SF	100 SF	2	1
VILLA 1 & 2	OFFICE 2	244 SF	100 SF	3	1
VILLA 1 & 2	RESTROOM	62 SF	200 SF	1	1
VILLA 1 & 2	RESTROOM	69 SF	200 SF	4	1
VILLA 1 & 2	STORAGE	140 SF	300 SF	1	1
VILLA 1 & 2	STORAGE	264 SF	300 SF	1	1
VILLA 1 & 2	TRASH	188 SF	300 SF	1	1
VILLA 1 & 2	UNITS A1	669 SF	200 SF	3	1
VILLA 1 & 2	UNITS A1	669 SF	200 SF	3	1
VILLA 1 & 2	UNITS A1	671 SF	200 SF	3	1
VILLA 1 & 2	UNITS A1	672 SF	200 SF	3	1
VILLA 1 & 2	UNITS A1	672 SF	200 SF	3	1
VILLA 1 & 2	UNITS A1	672 SF	200 SF	3	1
VILLA 1 & 2	UNITS A1	673 SF	200 SF	3	1
VILLA 1 & 2	UNITS A1	676 SF	200 SF	3	1
VILLA 1 & 2	UNITS A1	676 SF	200 SF	3	1
VILLA 1 & 2	UNITS A1	677 SF	200 SF	3	1
VILLA 1 & 2	UNITS A1	678 SF	200 SF	3	1
VILLA 1 & 2	UNITS A1	678 SF	200 SF	3	1
VILLA 1 & 2	UNITS A1	678 SF	200 SF	3	1
VILLA 1 & 2	UNITS A1	678 SF	200 SF	3	1
VILLA 1 & 2	UNITS A1	678 SF	200 SF	3	1
VILLA 1 & 2	UNITS A1	679 SF	200 SF	3	1
VILLA 1 & 2	UNITS A1	679 SF	200 SF	3	1
VILLA 1 & 2	UNITS A1	679 SF	200 SF	3	1
VILLA 1 & 2	UNITS A1	679 SF	200 SF	3	1
VILLA 1 & 2	UNITS A1	679 SF	200 SF	3	1
VILLA 1 & 2	UNITS A1	679 SF	200 SF	3	1
VILLA 1 & 2	UNITS A1	679 SF	200 SF	3	1
VILLA 1 & 2	UNITS A1	679 SF	200 SF	3	1
VILLA 1 & 2	UNITS A1	679 SF	200 SF	3	1
VILLA 1 & 2	UNITS A1	680 SF	200 SF	3	1
VILLA 1 & 2	UNITS A1	680 SF	200 SF	3	1
VILLA 1 & 2	UNITS A1	680 SF	200 SF	3	1
VILLA 1 & 2: 41		21877 SF		192	
Grand total: 41		21877 SF		192	

OCCUPANT LOAD CAPACITY CALCULATIONS

STAIRWAY CALCULATION

2ND FLOOR TOTAL OCCUPANTS = 42
42*.3 = 12.6" (PER 1005.3.1) REQUIRED
60" PROVIDED

EGRESS BALCONY CALCULATION

42*.2 = 8.4" (PER 1005.3.2) REQUIRED
60" PROVIDED

DOOR WIDTH COMM / REC ROOM

47 TOTAL OCCUPANTS
47*.2 = 9.4" (PER 1005.3.2) REQUIRED
72" PROVIDED

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LICENSED ARCHITECT
MARK W. LAHMON
C-10 - 21
RENEWAL DATE
STATE OF CALIFORNIA

REV #	DESCRIPTION	DATE

KEY PLAN

PROJECT NO.	17011
PLOT DATE	12.18.2019
SCALE	AS SHOWN

SHEET TITLE

AREAS PER ROOM TYPE

SHEET NO.

G0.23

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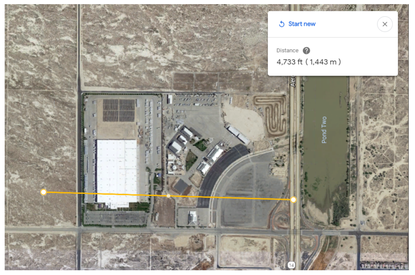
NOISE INSULATION STANDARD

CALIFORNIA ADMINISTRATIVE CODE TITLE 25, SECTION 1092):

COUNTY OF LOS ANGELES CONSTRUCTION NOISE STANDARD:
THE NOISE ELEMENT HAS ESTABLISHED THAT LOCATIONS WITHIN 1,000 FEET OF THE RIGHT OF WAY OF A FREEWAY, MAJOR OR SECONDARY HIGHWAY OR WITHIN 420 FEET OF THE CENTER LINE OF A RAILROAD HAVE A CNEL GREATER THAN 60DB.

THIS PROJECT: OVER 4400 FEET AWAY FROM A FREEWAY. NO RAILROAD NEARBY.



PUBLIC HOUSING MOBILITY REQUIREMENTS

CALIFORNIA TAX CREDIT ALLOCATION COMMITTEE REGULIATION 2017:
(7)(K) MINIMUM CONSTRUCTION STANDARDS:
ALL NEW CONSTRUCTION PROJECTS SHALL ADHERE TO THE PROVISIONS OF CALIFORNIA BUILDING CODE (CBC) CHAPTER 11(B) REGARDING ACCESSIBILITY TO PRIVATELY OWNED HOUSING MADE AVAILABLE FOR PUBLIC USE IN ALL RESPECTS EXCEPT AS FOLLOWS:
INSTEAD OF THE MINIMUM REQUIREMENTS ESTABLISHED IN 11B 233.3.1.1 AND 11B 233.3.1.3, ALL NEW CONSTRUCTION PROJECTS MUST PROVIDE A MINIMUM OF TEN PERCENT (10%) OF THE UNITS WITH MOBILITY FEATURES, AS DEFINED IN CBC 11B-809.2 THROUGH 11B-809.4, AND A MINIMUM OF FOUR PERCENT (4%) OF THE UNITS WITH COMMUNICATIONS FEATURES, AS DEFINED IN CBC 11B PAGE 59 OF 91 REGULATIONS SECTION 10325 809.5.

CBC COMPLIANCE:
NEWLY CONSTRUCTED PUBLIC HOUSING FACILITIES WITH RESIDENTIAL DWELLING UNITS SHALL COMPLY WITH SECTION 11B-233.3.1.

11B-233.3.1.1
TOTAL NUMBER OF RESIDENTIAL DWELLING UNITS SHALL PROVIDED MOBILITY FEATURES COMPLYING WITH SECTION 11B-809.4 AND SHALL BE ON AN ACCESSIBLE ROUTE AS REQUIRED BY SECTION 11B-206.

NOFA 2019-1 REQUIREMENTS

ACCESSIBILITY

A. ACCESSIBILITY REQUIREMENTS
APPLICANT'S ARE RESPONSIBLE FOR ENSURING THEIR PROJECT DESIGN TEAM UNDERSTANDS AND ADHERES TO ALL APPLICABLE ACCESSIBILITY REQUIREMENTS. THE COMMISSION WILL REQUIRE PROJECT TEAMS TO DEMONSTRATE ADHERENCE TO ALL ACCESSIBILITY REQUIREMENTS AS PART OF THE COMPREHENSIVE DESIGN REVIEW PROCESS TO BE COMPLETED PRIOR TO THE START OF CONSTRUCTION. FOR MORE INFORMATION ON ACCESSIBILITY, SEE THE COMMISSION'S FAIR HOUSING AND ACCESSIBILITY REQUIREMENTS, WHICH ARE INCLUDED AS A SUPPLEMENTAL DOCUMENT TO THE NOFA.
B. CASP REQUIREMENTS

INCLUDED IN THE NOFA'S FAIR HOUSING AND ACCESSIBILITY REQUIREMENTS IS DISCUSSION OF THE INCLUSION OF A STATE OF CALIFORNIA CERTIFIED CASP, WHO IS INDEPENDENT OF THE DESIGN TEAM. IN SUMMARY, THE PROJECT TEAM WILL SUBMIT TO THE COMMISSION A CASP REPORT AT THREE (3) STAGES DURING THE PROJECT LIFE:

1. LOAN COMMITTEE REVIEW,
2. AT MID CONSTRUCTION FRAMING INSPECTION, AND
3. CLOSE OF CONSTRUCTION.

CASP REPORTS AT ALL STAGES SHALL INCLUDE INFORMATION IDENTIFIED ABOVE IN "LOAN COMMITTEE PHASE --- REQUIRED SUBMITTALS" AND SHALL CLEARLY IDENTIFY IF COMPLIANCE WITH ALL APPLICABLE ACCESSIBILITY REQUIREMENTS IS ACHIEVED, OR DETAIL THE INSTANCES OF NONCOMPLIANCE.

THE CASP REPORT AT MID-CONSTRUCTION SHALL BE PROVIDED PRIOR TO FRAMING INSPECTION SIGN- OFF. THE CASP'S PHYSICAL INSPECTION OF THE PROJECT MUST BE COORDINATED WITH THE COMMISSION'S CONSTRUCTION INSPECTOR.

THE FINAL REPORT FROM THE CASP AT THE CLOSE OF CONSTRUCTION SHALL BE SUBMITTED BEFORE A NOTICE OF COMPLETION IS RECORDED.

FOR COMPLETE INFORMATION, SEE THE FAIR HOUSING AND ACCESSIBILITY REQUIREMENTS.
C. UNIVERSAL DESIGN REQUIREMENTS
THE COMMISSION RECOGNIZES THE NEED TO CREATE LIVING SPACES THAT DO NOT DISADVANTAGE ANY GROUP OF RESIDENTS, ACCOMMODATES A WIDE RANGE OF RESIDENT PREFERENCES AND ABILITIES, AND ALLOW RESIDENTS TO AGE IN PLACE. UNIVERSAL DESIGN IS NOT A CODE OR STANDARD, BUT A SET OF FEATURES THAT SHOULD BE INTEGRATED INTO THE DESIGN OF A UNIT TO MEET BOTH RESIDENTS THAT NEED ACCESSIBILITY FEATURES AND TO ASSIST AN AGING POPULATION.

THE UNIVERSAL DESIGN REQUIREMENTS INCORPORATE TCAC REGULATIONS SECTION 10325 (C)(9)(B), AND INCLUDE:

UNIVERSAL DESIGN UNITS

A. ACCESSIBLE ROUTES OF TRAVEL TO THE DWELLING UNITS WITH ACCESSIBLE 34" MINIMUM CLEAR-OPENING-WIDTH
ENTRY, AND 34" CLEAR WIDTH FOR ALL DOORS ON AN ACCESSIBLE PATH. TO ACHIEVE THE 34" OPENING, ENSURE SUFFICIENT SPACE IS PROVIDED FOR THE REAR DOOR SWING.
B. INTERIOR DOORS WITH LEVER HARDWARE AND 42" MINIMUM WIDTH HALLWAYS.
C. FULLY ACCESSIBLE BATHROOMS COMPLYING WITH ADA 2010 AND CBC 11B. IN ADDITION A 30" X 48" CLEARANCE PARALLEL TO AND CENTERED ON THE BATHROOM VANITY.
D. ACCESSIBLE KITCHENS (MEETING THE REQUIREMENTS OF ADA 2010). A 30" X 48" CLEARANCE PARALLEL TO AND CENTERED ON THE FRONT OF ALL MAJOR APPLIANCES AND FIXTURES
(REFRIGERATOR, OVEN, DISHWASHER AND KITCHEN SINK).
E. ACCESSIBLE MASTER BEDROOM SIZE SHALL BE AT LEAST 120 SQUARE FEET (EXCLUDING THE CLOSET), SHALL ACCOMMODATE A QUEEN SIZE BED, SHALL PROVIDE 36" OF CLEARANCE AROUND THREE (3) SIDES OF THE BED, AND SHALL PROVIDE REQUIRED ACCESSIBLE CLEARANCES, FREE OF ALL FURNISHINGS, AT BEDROOM AND CLOSET DOORS. THE MASTER BEDROOM CLOSET SHALL BE ON AN ACCESSIBLE PATH.
F. WIRING FOR AUDIO AND VISUAL DOORBELLS REQUIRED BY UFAS/ADA 2010 SHALL BE INSTALLED.
G. CLOSETS AND BALCONIES SHALL BE LOCATED ON AN ACCESSIBLE ROUTE.
H. THESE UNITS SHALL BE DISTRIBUTED THROUGHOUT THE PROJECT CONSISTENT WITH 24 CFR SECTION 8.26.
I. APPLICANT MUST OBTAIN CONFIRMATION FROM A CASP THAT THE ABOVE REQUIREMENTS HAVE
BEEN MET.
J. UNIVERSALLY-DESIGNED UNITS SHALL HAVE AN ISA SYMBOL OF MINIMUM 1" X 1", LOCATED WITHIN THE UNIT (BELOW THE DOOR VIEWER) AND MOUNTED PER CBC 1143A.
K. ACCESSIBLE PARKING, IN ADDITION TO WHAT IS MINIMALLY REQUIRED BY CBC AND ADA 2010, IS NOT REQUIRED.

SENIOR HOUSING PROJECTS ARE REQUIRED TO INTEGRATE THESE UNIVERSAL DESIGN REQUIREMENTS
FOR ALL PROJECT UNITS, AND SHALL BE DESIGNED AND PLACED IN SERVICE AS "FULLY ACCESSIBLE" (PER
ADA 2010 AND CBC 11B) INCLUDING THE INSTALLATION OF GRAB BARS AND THE INSTALLATION OF THE
TUB SEAT AT THE ACCESSIBLE BATHROOM.

NON-SENIOR HOUSING PROJECTS THAT VOLUNTEER TO INCORPORATE THE PRINCIPLES OF UNIVERSAL
DESIGN IN 50% OF THE PROJECT'S UNITS WILL BE AWARDED BONUS POINTS.

COMMUNICATION FEATURE UNITS

11B-809.5.1 BUILDING FIRE ALARM SYSTEM. WHERE A BUILDING FIRE ALARM SYSTEM IS PROVIDED, THE SYSTEM WIRING SHALL BE EXTENDED TO A POINT WITHIN THE RESIDENTIAL DWELLING UNIT IN THE VICINITY
OF THE RESIDENTIAL DWELLING UNIT SMOKE DETECTION SYSTEM.
11B-809.5.1.1 ALARM APPLIANCES. WHERE ALARM APPLIANCES ARE PROVIDED WITHIN A RESIDENTIAL DWELLING UNIT AS PART OF THE BUILDING FIRE ALARM SYSTEM, THEY SHALL COMPLY WITH CHAPTER 9, SECTION 907.5.2.3.4.
11B-809.5.1.2 ACTIVATION. ALL VISIBLE ALARM APPLIANCES PROVIDED WITHIN THE RESIDENTIAL DWELLING UNIT FOR BUILDING FIRE ALARM NOTIFICATION SHALL BE ACTIVATED UPON ACTIVATION OF THE BUILDING FIRE ALARM
IN THE PORTION OF THE BUILDING CONTAINING THE RESIDENTIAL DWELLING UNIT.
907.5.2.3.4 GROUP R-2. IN GROUP R-2 OCCUPANCIES REQUIRED BY SECTION 907 TO HAVE A FIRE ALARM SYSTEM, ALL DWELLING UNITS AND SLEEPING UNITS SHALL BE PROVIDED WITH THE CAPABILITY TO SUPPORT
VISIBLE ALARM NOTIFICATION APPLIANCES IN ACCORDANCE WITH NFPA 72. SUCH CAPABILITY SHALL BE PERMITTED TO INCLUDE THE POTENTIAL FOR FUTURE INTERCONNECTION OF THE BUILDING FIRE ALARM SYSTEM WITH
THE UNIT SMOKE ALARMS, REPLACEMENT OF AUDIBLE APPLIANCES WITH COMBINATION AUDIBLE/VISIBLE APPLIANCES, OR FUTURE EXTENSION OF THE EXISTING WIRING FROM THE UNIT SMOKE ALARM LOCATIONS TO REQUIRED LOCATIONS FOR VISIBLE APPLIANCES.
11B-809.5.2 RESIDENTIAL DWELLING UNIT SMOKE DETECTION SYSTEM AND CARBON MONOXIDE DETECTION SYSTEM. RESIDENTIAL DWELLING UNIT SMOKE DETECTION SYSTEMS SHALL COMPLY WITH CHAPTER 9, SECTION 907.2.11. RESIDENTIAL DWELLING UNIT CARBON MONOXIDE
DETECTION SYSTEMS SHALL COMPLY WITH CHAPTER 4.
11B-809.5.2.1 ACTIVATION. ALL VISIBLE ALARM APPLIANCES PROVIDED WITHIN THE RESIDENTIAL DWELLING UNIT FOR SMOKE DETECTION NOTIFICATION SHALL BE ACTIVATED UPON SMOKE DETECTION. ALL VISIBLE ALARM APPLIANCES PROVIDED WITHIN THE RESIDENTIAL DWELLING UNIT FOR CARBON MONOXIDE DETECTION NOTIFICATION SHALL BE ACTIVATED UPON CARBON MONOXIDE DETECTION.
11B-809.5.3 INTERCONNECTION. THE SAME VISIBLE ALARM APPLIANCES SHALL BE PERMITTED TO PROVIDE NOTIFICATION OF RESIDENTIAL DWELLING UNIT SMOKE DETECTION, BUILDING FIRE ALARM ACTIVATION, AND CARBON MONOXIDE DETECTION.
11B-809.5.4 PROHIBITED USE. VISIBLE ALARM APPLIANCES USED TO INDICATE RESIDENTIAL DWELLING UNIT SMOKE DETECTION, CARBON MONOXIDE DETECTION, OR BUILDING FIRE ALARM ACTIVATION SHALL NOT BE USED FOR ANY OTHER PURPOSE WITHIN THE RESIDENTIAL DWELLING UNIT.
11B-809.5.5 RESIDENTIAL DWELLING UNIT PRIMARY ENTRANCE. COMMUNICATION FEATURES SHALL BE PROVIDED AT THE RESIDENTIAL DWELLING UNIT PRIMARY ENTRANCE COMPLYING WITH SECTION 11B-809.5.5.
11B-809.5.5.1 NOTIFICATION. A HARD-WIRED ELECTRIC DOORBELL SHALL BE PROVIDED. A BUTTON OR SWITCH SHALL BE PROVIDED OUTSIDE THE RESIDENTIAL DWELLING UNIT PRIMARY ENTRANCE. ACTIVATION OF THE BUTTON OR SWITCH SHALL INITIATE AN AUDIBLE TONE AND VISIBLE SIGNAL WITHIN THE RESIDENTIAL DWELLING UNIT. WHERE VISIBLE DOORBELL SIGNALS ARE LOCATED IN SLEEPING AREAS, THEY SHALL HAVE CONTROLS TO DEACTIVATE THE SIGNAL.
11B-809.5.5.2 IDENTIFICATION. A MEANS FOR VISUALLY IDENTIFYING A VISITOR WITHOUT OPENING THE RESIDENTIAL DWELLING UNIT ENTRY DOOR SHALL BE PROVIDED AND SHALL ALLOW FOR A MINIMUM 180 DEGREE RANGE OF VIEW.
11B-809.5.6 SITE, BUILDING, OR FLOOR ENTRANCE. WHERE A SYSTEM, INCLUDING A CLOSED-CIRCUIT SYSTEM, PERMITTING VOICE COMMUNICATION BETWEEN A VISITOR AND THE OCCUPANT OF THE RESIDENTIAL DWELLING UNIT IS PROVIDED, THE SYSTEM SHALL COMPLY WITH SECTION 11B-708.4.

CONSTRUCTION WASTE AND RECYCLING

AT MINIIMUM THE PROJECT SHALL RECYCLE AND/ OR SALVAGE 70% OF NON-HAZARDOUS CONSTRUCTION AND DEMOLITION DEBRIS.

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MARK W. LAHMON
C-28008
12 - 30 - 21
RENEWAL DATE
STATE OF CALIFORNIA

REV #	DESCRIPTION	DATE

KEY PLAN

PROJECT NO.	17011
PLOT DATE	12.18.2019
SCALE	AS SHOWN

SHEET TITLE
ACCESSIBILITY NOTES

SHEET NO.
G0.30

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35. In a wheelchair accessible compartment with an in-swing door, a minimum 60 inches wide by 36 inches deep maneuvering space shall be provided in front of the clearance required in Section 11B-604.8.1.1 Wheelchair Accessible Compartment Size. **§11B-604.8.1.1.1, Figures 11B-604.8.1.1.2(b) and 11B-604.8.1.1.3(b)**

36. In a wheelchair accessible compartment with a door located in the side wall or partition, either in-swinging or out-swinging, a minimum 60 inches wide and 60 inches deep maneuvering space shall be provided in front of the water closet. **§11B-604.8.1.1.2, Figure 11B-604.8.1.1.2**

37. In a wheel chair accessible compartment with end-opening door located in the front wall or partition (facing water closet), either in-swinging or out-swinging, a minimum 60 inches wide and 48 inches deep maneuvering space shall be provided in front of the water closet. **§11B-604.8.1.1.3, Figure 11B-604.8.1.1.3**

38. Toilet compartment doors, including door hardware, shall comply with Section 11B-404 Doors, Doorways, and Gates except that if the approach is from the push side of the compartment door, clearance between the door side of the compartment and any obstruction shall be 48 inches minimum measured perpendicular to the compartment door in its closed position. Door shall be located in front partition or in the side wall or partition farthest from the water closet. **§11B-604.8.1.2**

39. Where toilet compartment doors are located in the front partition, the door opening shall be 4 inches maximum from the sidewall or partition farthest from the water closet. Where located in the sidewall or partition, the door opening shall be 4 inches maximum from the front partition and the door shall be self-closing. **§11B-604.8.1.2**

40. A door pull complying with Section 11B-404.2.7 Door and Gate Hardware shall be placed on both sides of the door near the latch. Door shall not swing into the clear floor space or clearance required for any fixture. Doors may swing into that portion of the maneuvering space which does not overlap the clearance required at a water closet. **§11B-604.8.1.2 (See exception)**

41. At least one side partition shall provide a toe clearance of 9 inches minimum above the finish floor and 6 inches deep minimum beyond the compartment-side face of the partition, exclusive of partition support members. Partition components at toe clearances shall be smooth without sharp edges or abrasive surfaces. Compartments for children's use shall provide a toe clearance of 12 inches minimum above the finish floor. **§11B-604.8.1.4**

42. Ambulatory accessible compartments shall have a width of 35 inches minimum and 37 inches maximum. **§11B-604.8.2.1**

43. Water closets and toilet compartments for children's use shall comply with Section 11B-604.9 Water Closets and Toilet Compartments for Children's Use and follow suggested dimensions on Table 11B-604.9. **§11B-604.9**

44. Where urinals are provided, at least 10 percent but no fewer than one shall comply with Section 11B-605. **§11B-213.3.3.**

45. Urinals shall be the stall-type or the wall-hung type with the rim 17 inches maximum above the finish floor or ground. Urinals shall be 13½ inches deep minimum measured from the outer face of the urinal rim to the back of the fixture. **§11B-605.2**

46. Flush controls shall be hand operated or automatic. Hand operated flush controls shall comply with Section 11B-309 Operable Parts except that the flush control shall be mounted at a maximum height of 44 inches above the finish floor. **§11B-605.4**

47. Where lavatories are provided, at least 10 percent but no fewer than one shall comply with Section 11B-606 and shall not be located in a toilet compartment. **§11B-213.3.4, §11B-606.1.**

48. For lavatories and sinks, a clear floor space complying with Section 11B-305 Clear Floor or Ground Surfaces, positioned for a forward approach, and knee and toe clearance complying with Section 11B-306 Knee and Toe Clearance shall be provided. **§11B-606.2**

49. Lavatories and sinks shall be installed with the front of the higher of the rim or counter surface 34 inches maximum above the finish floor or ground. **§11B-606.3**

SIGNS RELATED TO TOILETS AND BATHING FACILITIES

50. Entrances leading to toilet rooms and bathing rooms complying with 11B-603 Toilet and Bathing Rooms shall be identified by a geometric symbol complying with 11B-703.7.2.6 Toilet and Bathing Room Geometric Symbols.

23. An additional sign shall be posted either; 1) in a conspicuous place at each entrance to an off-street parking facility or 2) immediately adjacent to on-site accessible parking and visible from each parking space. **§11B-502.8**

    a. The additional sign shall not be less than 17 inches wide by 22 inches high. **§11B-502.8.1**

    b. The additional sign shall clearly state in letters with a minimum height of 1 inch the following: **§11B-502.8.2**

    "Unauthorized vehicles parked in designated accessible spaces not displaying distinguishing placards or special license plates issued for persons with disabilities will be towed away at the owner's expense. Towed vehicles may be reclaimed at: _____ or by telephoning_____."

    Blank spaces shall be filled in with appropriate information as a permanent part of the sign.

24. Signs intended for use by pedestrians within parking facilities, including directional or informational signs indicating parking sections or levels, shall comply with the requirements of Section 11B-216. **§11B-216.5.2**

RELATIONSHIP TO ACCESSIBLE ROUTES

25. Parking spaces and access aisles shall be designed so that persons using them are not required to travel behind parking spaces other than to pass behind the parking space in which they parked. **§11B-502.7.1**

26. A curb or wheel stop shall be provided if required to prevent encroachment of vehicles over the required clear width of adjacent accessible routes. **§11B-502.7.2**

PASSENGER DROP-OFF & LOADING ZONES AND BUS STOPS

27. Parking facilities that provide valet parking services shall provide at least one passenger drop-off and loading zone complying with Section 11B-503 Passenger Drop-off and Loading Zones. The parking requirements of Section 11B-208.1 Parking Spaces General apply to facilities with valet parking. **§11B-209.4**

28. Mechanical access parking garages shall provide at least one passenger drop-off and loading zone complying with Section 11B-503 Passenger Drop-off and Loading Zones at vehicle drop-off and vehicle pick-up areas. **§11B-209.5**

29. Passenger drop-off and loading zones shall provide a vehicular pull-up space 96 inches wide minimum and 20 feet long minimum. **§11B-503.2**

30. Passenger drop-off and loading zones shall provide access aisles complying with the following adjacent and parallel to the vehicle pull-up space. Access aisles shall adjoin an accessible route and shall not overlap the vehicular way. **§11B-503.3**

    a. Access aisles serving vehicle pull-up spaces shall be 60 inches wide minimum. **§11B-503.3.1**

    b. Access aisles shall extend the full length of the vehicle pull-up spaces they serve. **§11B-503.3.2**

    c. Access aisles shall be marked with a painted borderline around their perimeter. The area within the borderlines shall be marked with hatched lines a maximum of 36 inches on center in a color contrasting with that of the aisle surface **§11B-503.3.3**

31. Vehicle pull-up spaces and access aisles serving them shall comply with Section 11B-302 Floor or Ground Surfaces. Access aisles shall be at the same level as the vehicle pull-up space they serve. Changes in level are not permitted. **§11B-503.4**

32. Vehicle pull-up spaces, access aisles serving them, and a vehicular route from an entrance to the passenger loading zone and from the passenger loading zone to a vehicular exit shall provide a vertical clearance of 114 inches minimum. **§11B-503.5**

E. PLUMBING FIXTURES AND FACILITIES

DRINKING FOUNTAINS

1. No fewer than two drinking fountains shall be provided. When provided, one drinking fountain shall comply with 11B-602.1 through 11B-602.6, 11B-602.8 and 11B-602.9 and one drinking fountain shall comply with 11B-602.7 and 11B-

ACCESSIBILITY NOTES

where any portion of the sphere is within 4 inches of the finish floor or ground surface. To prevent wheel entrapment, the curb or barrier shall provide a continuous and uninterrupted barrier along the length of the ramp. **§11B-405.9.2**

HANDRAILS

30. Show required handrails on each side of stairs and ramps, including required top and bottom extensions. **§11B-505.2 & §11B-505.10**

31. Provide details and dimensions of the handrail cross-section(s), clearances, and gripping surfaces. **§11B-505**

32. Dimension to the top of gripping surfaces of handrails. Handrails shall be 34 inches minimum to 38 inches maximum vertically above walking surfaces, stair nosings, and ramp surfaces and shall be at a consistent height. **§11B-505.4**

33. Clearance between handrail gripping surfaces and adjacent surfaces shall be 1½ inches minimum. Handrails may be located in a recess if the recess is 3 inches maximum deep and 18 inches minimum clear above the top of the handrail. **§11B-505.5**

34. Handrail gripping surfaces with a circular cross section shall have an outside diameter of 1¼ inches minimum and 2 inches maximum. **§11B-505.7.1**

35. Handrail gripping surfaces with a non-circular cross section shall have a perimeter dimension of 4 inches minimum and 6¼ inches maximum, and a cross-section dimension of 2¼ inches maximum. **§11B-505.7.2**

36. In alterations, where the extension of the handrail in the direction of stair flight or ramp run would create a hazard, the extension of the handrail may be turned 90 degrees from the direction of stair flight or ramp run. **§11B-505.10 exception 3**

37. Ramp handrails shall extend horizontally above the landing for 12 inches minimum beyond the top and bottom of ramp runs. Extensions shall return to a wall, guard, or the landing surface, or shall be continuous to the handrail of an adjacent ramp run. **§11B-505.10.1**

38. At the top of a stair flight, handrails shall extend horizontally above the landing for 12 inches minimum beginning directly above the first riser nosing. Extensions shall return to a wall, guard, or the landing surface, or shall be continuous to the handrail of an adjacent stair flight. **§11B-505.10.2**

39. At the bottom of a stair flight, handrails shall extend at the slope of the stair flight for a horizontal distance equal to one tread depth beyond the last riser nosing. The horizontal extension of a handrail shall be 12 inches long minimum and a height equal to that of the sloping portion of the handrail as measured above the stair nosings. Extension shall return to a wall, guard, or the landing surface, or shall be continuous to the handrail of an adjacent stair flight. **§11B-505.10.3**

STAIRWAYS

40. A stair is defined as a change in elevation, consisting of one or more risers. For all stairs, comply with the following:**§11B-202**

    a. Provide stair details, including tread rise and run, nosings, striping, handrails, etc…**§11B-504**

    b. Open risers are not permitted. **§11B-504.3 (See exceptions)**

    c. Show and specify all required stairway stripping. Interior stairs shall have the upper approach and lower tread marked by a stripe providing clear visual contrast. Exterior stairs shall have the upper approach and all treads marked by a stripe providing clear visual contrast. The stripe shall be a minimum of 2 inches wide to a maximum of 4 inches wide placed parallel to, and not more than 1 inch from, the nose of the step or upper approach. The stripe shall extend the full width of the step or upper approach and shall be of material that is at least as slip resistant as the other treads of the stair. A painted stripe shall be acceptable. Grooves shall not be used to satisfy this requirement. **§11B-504.4.1**

CURB RAMPS, BLENDED TRANSITIONS, AND ISLANDS

1. When alterations or additions are made to existing buildings or facilities, an accessible path of travel to the specific area of alteration or addition shall be provided unless otherwise exempt. **§11B-202.4**

2. Primary accessible path of travel shall include a primary entrance to the building or facility; toilet and bathing facilities serving the area; drinking fountains serving the area; public telephones serving the area, and signs. **§11B-202.4**

3. The attached "Summary of Accessibility Upgrades" Form should be completed and submitted for review, as not all elements are shown to comply with minimum accessibility Code standards. **§11B-202.4 Exception 8**

4. Verify the project adjusted construction cost. If below the current valuation threshold (As of Jan 2017: $156,162*) and not all elements are proposed to be improved to comply with disabled access requirements, complete the attached "Summary of Upgrades Form" and detail path of travel improvements as required.

*Visit here for the updated valuation threshold that is updated annually in January: http://www.dgs.ca.gov/dsa/Programs/progAccess/threshold.aspx **§11B-202.4 Exception 8**

B. BUILDING BLOCKS

1. Confirm any elevation differences on the plans and provide detail(s) showing compliance with Section 11B-303 Changes of Level. **§11B-303.1**

2. At the location(s) indicated on the plan, show and dimension the required turning space (circle or T-shaped). **§11B-304**

3. At the location(s) indicated on the plans, provide sections detailing minimum knee and toe clearance. (At lavatories, sinks, dining and work surfaces…). **§11B-306**

4. At the location(s) indicated on the plans, dimension the required clear floor or ground space. **§11B-305**

5. Show on the site plan a guardrail or barrier that complies with the following. Provide a guardrail or other barrier with a leading edge located 27 inches maximum above the finish floor or ground as the vertical clearance above the circulation path is reduced to less than 80 inches. **§11B-307.4**

6. Provide dimensions to ensure the objects indicated on the plans do not protrude into the accessible route clear width or more than 4 inches horizontally into the circulation path. **§11B-307.2**

7. Add dimensions on the plans to ensure the objects indicated are within allowable reach ranges. Confirm front or side approach at unobstructed and/or obstructed conditions, as applicable. **§11B-308**

8. At required operable parts, indicate maximum force and specify operation type. **§11B-309.4**

C. ACCESSIBLE ROUTES

1. Show on the site plan accessible routes that comply with the following. At least one accessible route shall be provided within the site from accessible parking spaces and accessible passenger loading zones; public streets and sidewalks; and public transportation stops to the accessible building or facility entrance they serve. Where more than one route is provided, all routes must be accessible. **§11B-206.2.1**

2. Show on the site plan at least one accessible route that complies with the following. At least one accessible route shall connect accessible buildings, accessible facilities, accessible elements, and accessible spaces that are on the same site. **§11B-206.2.2**

3. Show on the floor plans at least one accessible route that complies with the following. At least one accessible route shall connect each story and mezzanine in multi-story buildings and facilities. **§11B-206.2.3 (See exceptions)**

4. Show on the floor plans all accessibility requirements that comply with the following. Although the building is without an elevator, the upper/lower level(s) must still meet all accessibility requirements.

5. Show on the floor/site plan accessible means of vertical access and dimensions that comply with the following. In new construction of buildings where elevators are required by 11B-206.2.3 Multi-Story Buildings and Facilities, and which exceed 10,000 square feet on any floor, an accessible means of vertical access via ramp, elevator or lift shall be provided within 200 feet of travel of each stair and each escalator. **§11B-206.2.3.2**

53. Where existing toilet rooms or bathing rooms do not comply with 11B-603 Toilet and Bathing Rooms, the toilet rooms or bathing rooms complying with 11B-603 Toilet and Bathing Rooms shall be identified by the International Symbol of Accessibility complying with 11B-703.7.2.1 ISA.

54. Where clustered single user toilet rooms or bathing facilities are permitted to use exceptions to 11B-213.2 Toilet and Bathing Rooms, toilet rooms or bathing facilities complying with 11B-603 Toilet and Bathing Rooms shall be identified by the International Symbol of Accessibility complying with 11B-703.7.2.1 ISA unless all toilet rooms and bathing facilities comply with 11B-603 Toilet and Bathing Rooms.

55. Existing buildings that have been remodeled to provide specific toilet rooms or bathing rooms for public use that comply with these building standards shall have the location of and the directions to these rooms posted in or near the building lobby or entrance on a sign complying with 11B-703.5 Visual Characters, including the International Symbol of Accessibility complying with 11B-703.7.2.1 ISA. **§11B-216.8**

WASHING MACHINE AND CLOTHES DRYERS

56. Washing machines and clothes dryer's operable parts must comply with Section 11B-309 Operable Parts. **§11B-611.3**

57. Top loading machines shall have the door to the laundry compartment located 36 inches maximum above the finish floor. Front loading machines shall have the bottom of the opening to the laundry compartment located 15 inches minim and 36 inches maximum above the finish floor. **§11B-611.4**

F. COMMUNICATION ELEMENTS AND FEATURES

ASSISTIVE LISTENING SYSTEMS

1. Assistive listening systems shall be provided in assembly areas, including conference and meeting rooms, used for the purpose of entertainment, educational or civic gatherings, or similar purposes. **§11B-219.2**

   Note: Assembly areas include, but are not limited to, classrooms, lecture halls, courtrooms, public meeting rooms, public hearing rooms, legislative chambers, motion picture houses, auditoria, theaters, playhouses, dinner theaters, concert halls, centers for the performing arts, amphitheaters, arenas, stadiums, grandstands, or convention centers. **§202, §11B-219.2**

2. Provide (_____) assistive listening systems. A minimum number of receivers equal to 4 percent of the total number of seats, but in no case less than two. Twenty-five percent minimum of receivers provided for assistive listening systems, but no fewer than two, shall be hearing-aid compatible with exception when all seats in an assembly area are served by means of an induction loop. **§11B-219.3**

TWO-WAY COMMUNICATION SYSTEMS

3. Two-way communication systems that are provided to gain admittance to a building or facility or to restricted areas within a building or facility shall provide both audible and visual signals. Handset cords, if provided, shall be 29 inches long minimum. **§11B-230.1, §11B-708**

4. Common use or public use system interface of communications systems between a residential dwelling unit and a site, building, or floor entrance shall include the capability of supporting voice and TTY communication with the residential dwelling unit interface. **§11B-708.4.1**

5. Residential dwelling unit system interface of communications systems between a residential dwelling unit and a site, building, or floor entrance shall include a telephone jack capable of supporting voice and TTY communication with the common use or public use system interface. **§11B-708.4.2**

TELEPHONES

6. Where coin-operated public pay telephones, coin less public pay telephones, public closed-circuit telephones, public courtesy phones, or other types of public telephones are provided, public telephones shall be provided in accordance with 11B-217 Telephones for each type of public telephone provided. A bank of telephones shall be considered to be two or more adjacent telephones. **§11B-217.1**

7. Provide (_____) wheelchair accessible telephones in accordance with Table 11B-217.2. **§11B-217.2**

G. SPECIAL ROOMS, SPACES, AND ELEMENTS

KITCHENS, KITCHENETTES AND WET BARS

1. Provide a section and detail showing that sinks comply with 11B-606 Lavatories and Sinks, including clear floor space, height, faucets, and at exposed pipes and surfaces. **§11B-804.4**

3. Drinking fountains shall comply with Sections 11B-307 Protruding Objects and 11B-602 General Requirements. **§11B-602.1**

4. Provide details at hi-low drinking fountains, including clear floor space at low unit, knee and toe clearance, spout heights and locations, spout angles, etc… **§11B-602**

5. Units shall have a clear floor or ground space complying with Section 11B-305 Clear Floor or Ground Space positioned for a forward approach and centered on the unit. Knee and toe clearance complying with Section 11B-306 Knee and Toe Clearance shall be provided. **§11B-602.2**

6. Where drinking fountains are used by children, a parallel approach complying with Section 11B-305 Clear Floor or Ground Surfaces shall be permitted at units where the spout is 30 inches maximum above the finish floor or ground and is 3½" maximum from the front edge of the unit, including bumpers. **§11B-602.2 exception**

7. Spout outlets shall be 36 inches maximum above the finish floor or ground. **§11B-602.4**

8. The spout shall be located 15 inches minimum from the vertical support and 5 inches maximum from the front edge of the unit, including bumpers. **§11B-602.5**

9. The spout shall provide a flow of water 4 inches high minimum and shall be located 5 inches maximum from the front of the unit. The angle of the water stream shall be measured horizontally relative to the front face of the unit. Where spouts are located less than 3 inches from the front of the unit, the angle of the water stream shall be 30 degrees maximum. Where spouts are located between 3 inches and 5 inches maximum from the front of the unit, the angle of the water stream shall be 15 degrees maximum. **§11B-602.6**

10. Spout outlets of drinking fountains for standing persons shall be 38 inches minimum and 43 inches maximum above the finish floor or ground. **§11B-602.7**

11. Wall and post-mounted cantilevered drinking fountains shall be 18 inches minimum and 19 inches maximum in depth. **§11B-602.8**

12. All drinking fountains shall either be located completely within alcoves, positioned completely between wing walls, or otherwise positioned so as not to encroach into pedestrian ways. The protected area within such a drinking fountain is located shall be 32 inches wide minimum and 18 inches deep minimum, and shall comply with Section 11B-305.7 Maneuvering Clearance. When used, wing walls or barriers shall protect horizontally at least as far as the drinking fountain and to within 6 inches vertically from the floor or ground surface. **§11B-602.9**

TOILET AND BATHING ROOM CLEARANCES

13. Where toilet facilities and bathing facilities are provided, they shall comply with 11B-213 Toilet Facilities and Bathing Facilities. Where toilet facilities and bathing facilities are provided in facilities permitted by 11B-206.2.3 Multi-Story Buildings and Facilities Exceptions 1 and 2 not to connect stories by an accessible route, toilet facilities and bathing facilities shall be provided on a story connected by an accessible route to an accessible entrance. **§11B-213.1**

14. Where separate toilet facilities are provided for the exclusive use of separate user groups, the toilet facilities serving each user group shall comply with 11B-213 Toilet Facilities and Bathing Facilities. **§11B-213.1.1**

15. Where toilet rooms are provided, each toilet room shall comply with 11B-603 Toilet and Bathing Rooms. Where bathing rooms are provided, each bathing room shall comply with 11B-603 Toilet and Bathing Rooms. **§11B-213.2 (See exception)**

16. Unisex toilet rooms shall contain not more than one lavatory, and not more than two water closets without urinals or one water closet and one urinal. Unisex bathing rooms shall contain one shower or one shower and one bathtub, one lavatory, and one water closet. Doors to unisex toilet rooms and unisex bathing rooms shall have privacy latches. **§11B-213.2.1**

17. Door shall not swing into the clear floor space or clearance required for any fixture. Other than the door to the accessible water closet compartment, a door in any position may encroach into the turning space by 12 inches maximum. **§11B-603.2.3**

18. At single user toilet or bathing rooms, doors shall be permitted to swing into the clear floor space or clearance required for any fixture only if a 30 inch by 48 inch minimum clear floor space is provided within the room beyond the arc of the

have a running slope not steeper than 1:12 (8.33%). **§11B-406.3.1**

d. A turning space 48 inches minimum by 48 inches minimum shall be provided at the bottom of the curb ramp. The slope of the turning space in all directions shall be 1:48 maximum (2.083%). **§11B-406.3.2**

e. Blended transition ramps hall have a running slope not steeper than 1:20 (5%). **§11B-406.4.1**

f. Curb ramps and the flared sides of curb ramps shall be located so that they do not project into vehicular traffic lanes, parking spaces, or parking access aisles. Curb ramps at marked crossings shall be wholly contained within the markings, excluding any flared sides. **§11B-406.5.1**

g. The clear width of curb ramp runs (excluding any flared sides), blended transitions, and turning spaces shall be 48 inches minimum. **§11B-406.5.2**

h. Landings shall be provided at the tops of curb ramps and blended transitions (parallel curb ramps shall not be required to comply). The landing clear length shall be 48 inches minimum. The landing clear width shall be at least as wide as the curb ramp, excluding any flared sides, or the blended transition leading to the landing. The slope of the landing in all directions shall be 1:48 (2.083%) maximum. **§11B-406.5.3**

i. Grade breaks at the top and bottom of curb ramp runs shall be perpendicular to the direction of the ramp run. Grade breaks shall not be permitted on the surface of ramp runs and turning spaces. Surface slopes that meet at grade breaks shall be flush. **§11B-406.5.6**

j. The cross slope of curb ramps and blended transitions shall be 1:48 (2.083%) maximum. **§11B-406.5.7**

k. Counter slopes of adjoining gutters and road surfaces immediately adjacent to and within 24 inches of the curb ramp shall not be steeper than 1:20 (5%). The adjacent surfaces at transitions at curb ramps to walks, gutters, and streets shall be at the same level. **§11B-406.5.8**

l. The bottom of diagonal curb ramps shall have a clear space 48 inches minimum outside active traffic lanes of the roadway. Diagonal curb ramps provided at marked crossings shall provide the 48 inches minimum clear space within the markings. **§11B-406.5.9**

m. Curb ramps and blended transitions shall have detectable warnings complying with 11B-705 Detectable Warnings. **§11B-406.5.12**

n. Raised islands in crossings shall be cut through level with the street or have curb ramps at both sides. The clear width of the accessible route at islands shall be 60 inches wide minimum. Where curb ramps are provided, they shall comply with 11B-406 Curb Ramps, Blended Transitions and Islands. Landings complying with 11B-406.5.3 Landings and the accessible route shall be permitted to overlap. Islands shall have detectable warnings complying with 11B-705 Detectable Warnings and Detectable Directional Texture. **§11B-406.6, Figure 11B-406.6**

D. GENERAL SITE AND BUILDING ELEMENTS

PARKING SPACES

1. Where parking spaces are provided, accessible parking spaces shall be provided in number and kind required per Section 11B-208 Parking Spaces. Show and detail all required disabled access stalls, including dimensions, markings, signage, clear height, etc… **§11B-208**

2. Provide (___) accessible parking spaces as required by Table 11B-208.2. **§11B-208.2 (See exceptions)**

3. Provide accessible spaces for each parking facility (parking lots and parking structures). The number of parking spaces required to be accessible is to be calculated separately for each parking facility; the required number is not based on the total number of parking spaces provided in all of the parking facilities provided on site. **§11B-208.2**

4. Ten percent of patient and visitor parking spaces provided to serve hospital outpatient facilities, and free-standing buildings providing outpatient clinical services of a hospital, shall comply with Section 11B-502 Parking Spaces. **§11B-208.2.1**

5. Twenty percent of patient and visitor parking spaces provided to serve rehabilitation facilities specializing in treating

7. Show on the floor/site plans at least one accessible route that complies with the following. At least one accessible route shall connect accessible building or facility entrances with all accessible spaces and elements within the building or facility, including mezzanines, which are otherwise connected by a circulation path. **§11B-206.2.4 (See exceptions 1 through 7)**

8. Show on the floor/site plan accessible routes and circulation paths that comply with the following. Accessible routes shall coincide with or be located in the same area as general circulation paths. Where circulation paths are interior, required accessible routes shall also be interior. An accessible route shall not pass through kitchens, storage rooms, restrooms, closets or other spaces used for similar purposes, except as permitted by Chapter 10. **§11B-206.3**

EMPLOYEE WORKSTATIONS

9. Detail accessible route to employee workstation and specify compliance with Division 4. Spaces and elements within employee workstations shall only be required to comply with Sections 11B-207.1, 11B-215.3, 11B-302, 11B-303, and 11B-404.2.3. Common use circulation paths within employee workstations shall comply with Section 11B-206.2.8. **§11B-203.9**

10. Indicate on the floor plans the use of each space. Specifically call out common areas and employee work stations.

11. Provide accessible details to comply with the following. The area indicated is a common area and is not considered an employee workstation, therefore disabled access compliance details are required. **§11B-203.9**

DETECTABLE WARNINGS AND DETECTABLE DIRECTIONAL TEXTURE

12. Show and detail all required detectable warnings on the plans to demonstrate compliance with the selected items below. **§11B-247 & §11B-705**

    a. Curb ramps shall have detectable warnings that extend 36 inches in the direction of travel for the full width of the ramp run less than 2 inches maximum on each side, excluding any flared sides. **§11B-247.1.2.2, §11B-705.1.2.2**

    b. On perpendicular curb ramps, detectable warnings shall be located so the edge nearest the curb is 6 to 8 inches from the line at the face of the curb marking the transition between the curb and the gutter, street or highway. **§11B-247.1.2.2, §11B-705.1.2.2**

    c. On parallel curb ramps, detectable warnings shall be placed on the turning space at the flush transition between the street and sidewalk. Detectable warnings shall extend the full width of the turning space at the flush transition between the street and the sidewalk less than 2 inches maximum on each side **§11B-247.1.2.2, §11B-705.1.2.2, Figure 11B-406.3.2**

    d. Islands or cut-through medians 96 inches or longer in length in the direction of pedestrian travel shall have detectable warnings that are 36 inches minimum in depth extending the full width of the pedestrian path or cut-through less than 2 inches maximum on each side, placed at the edges of the pedestrian island or cut-through median, and separated by 24 inches minimum of walking surface without detectable warnings. **§11B-247.1.2.3, §11B-705.1.2.3**

    e. Walks that cross or adjoin a route provided for vehicular traffic, such as in a street, driveway, or parking facility, shall be separated by detectable warnings, curbs, railings or other elements between the pedestrian areas and vehicular areas. **§202, §11B-247.1.2.5, §11B-705.1.2.5**

    f. Detectable warnings provided to separate walks that cross or adjoin a route provided for vehicular traffic, such as in a street, driveway, or parking facility, shall be 36 inches in width and continuous at the boundary between the pedestrian areas and vehicular areas. **§202, §11B-247.1.2.5, §11B-705.1.2.5**

    g. Detectable warning surfaces shall be yellow and approximate FS 33538 of Federal Standard 595C. **§11B-705.1.1.3.1**

ENTRANCES

13. Show and specify the required primary building entry. **§11B-206.4**

14. For the new building proposed, detail compliance at all entrances and exterior ground-floor exits to buildings and facilities shall comply with 11B-404 Doors, Doorways, and Gates. **§11B-206.4.1**

15. Show and specify primary entry door and door(s) along path of travel, including door size(s), hardware, landings, thresholds, kickplates, pressure, etc… **§11B-206.5**

20. Coat hooks shall be located within one of the reach ranges specified in Section 11B-308. Shelves shall be located 40 inches minimum and 48 inches maximum above the finish floor. Medicine cabinets shall be located with a usable shelf no higher than 44 inches maximum above the finish floor. **§11B-603.4**

21. Where towel or sanitary napkin dispensers, waste receptacles, or other accessories are provided in toilet facilities, at least one of each type shall be located on an accessible route. All operable parts, including coin slots, shall be 40 inches maximum above the finish floor. Baby changing stations are not required to comply with Section 11B-603.5. **§11B-603.5**

22. Provide bathtub details, confirming compliance with Section 11B-607, including the requirements for clearances, grab bars, seats, controls, shower spray unit, and water and bathtub enclosures. **§11B-608**

23. Provide details confirming disabled access compliance at shower compartments, including the requirements for clearances, grab bars, seats, controls, shower spray unit and water, thresholds, shower enclosures, shower floor or ground surface and soap dish. **§11B-608**

WATER CLOSETS AND TOILET COMPARTMENTS

24. Where toilet compartments are provided, at least 5 percent but no fewer than one toilet compartment shall comply with Section 11B-604.8.1. In addition to the compartments required to comply with 11B-604.8.1, where six or more toilet compartments are provided, or where the combination of urinals and water closets totals six or more fixtures, toilet compartments complying with Section 11B-604.8.2 shall be provided in the same quantity as the toilet compartments required to comply with Section 11B-604.8.1. **§11B-213.3.1**

25. Where water closets are provided, at least 5 percent but no fewer than one shall comply with Section 11B-604. **§11B-213.3.2**

26. The clear width for accessible routes to accessible toilet compartments shall be 44 inches except for door-opening widths and door swings. **§11B-403.5.1 exception 5.**

27. The water closet shall be positioned with a wall or partition to the rear and to one side. The centerline of the water closet shall be 17 inches minimum to 18 inches maximum from the side wall or partition, except that the water closet shall be 17 inches minimum and 19 inches maximum from the side wall or partition in the ambulatory accessible toilet compartment specified in Section 11B-604.8.2 Ambulatory Accessible Compartments. Water closets shall be arranged for a left-hand or right-hand approach. **§11B-604.2**

28. Clearance around a water closet shall be 60 inches minimum measured perpendicular from the sidewall and 56 inches minimum measured perpendicular from the rear wall. A minimum 60 inches wide and 48 inches deep maneuvering space shall be provided in front of the water closet. **§11B-604.3.1**

29. The seat height of a water closet above the finish floor shall be 17 inches minimum and 19 inches maximum measured to the top of the seat. Seats shall not be sprung the return to a lifted position. Seats shall be 2 inches high maximum and a 3-inch high seat shall be permitted only in alterations where the existing fixture is less than 15 inches high. **§11B-604.4**

30. The sidewall grab bars shall be 42 inches long minimum, located 12 inches maximum from the rear wall and extending 54 inches minimum from the rear wall with the front end positioned 24 inches minimum in front of the water closet. **§11B-604.5.1**

31. The rear grab bar shall be 36 inches long minimum and extend from the centerline of the water closet 12 inches minimum on one side and 24 inches minimum on the other side. **§11B-604.5.2 (See exception)**

32. Flush controls shall be hand operated or automatic. Hand operated flush controls shall comply with Section 11B-309.4 Operation except they shall be located 44 inches maximum above the floor. Flush controls shall be located on the open side of the water closet except in ambulatory accessible compartments complying with Section 11B-604.8.2 Ambulatory Accessible Compartments. **§11B-604.6**

33. Toilet paper dispensers shall comply with Section 11B-309.4 Operation and shall be 7 inches minimum and 9 inches maximum in front of the water closet measured to the centerline of the dispenser. The outlet of the dispenser shall be below the grab bar, 19 inches minimum above the finish floor and shall not be located behind the grab bars. Dispensers shall not be of a type that control delivery or that does not allow continuous paper flow. **§11B-604.7**

34. Wheelchair accessible toilet compartments shall meet the requirements of Sections 11B-604.8.1 Wheelchair Accessible Compartments and 11B-604.8.3 Coat Hooks and Shelves. Compartments containing more than one plumbing fixture shall comply with Section 11B-603 Toilet and Bathing Rooms. Ambulatory accessible compartments shall comply with Sections 11B-604.8.2 Ambulatory Accessible Compartments and 11B-604.8.3 Coat Hooks and Shelves. **§11B-604.8**

7. Accessible parking spaces complying with Section 11B-502 Parking Spaces serving a particular building or facility shall be located on the shortest accessible route of travel from adjacent parking to an accessible entrance (as near as practical to an accessible entrance). **§11B-208.3.1**

8. In buildings with multiple accessible entrances with adjacent parking, accessible parking spaces complying with Section 11B-502 Parking Spaces shall be dispersed and located closest to the accessible entrances. **§11B-208.3.1**

9. In parking facilities that do not serve a particular building or facility, accessible parking spaces complying with Section 11B-502 Parking Spaces shall be located on the shortest accessible route of travel to an accessible pedestrian entrance of the parking facility. **§11B-208.3.1**

10. Dimension minimum 18-foot long car and van accessible parking space(s) and access aisle(s). **§11B-502.2, Figures 11B-502.2 & 11B-502.3**

11. Dimension minimum 9-foot width at accessible car parking space. **§11B-502.2, Figures 11B-502.2 & 11B-502.3**

12. Dimension minimum 12-foot wide accessible van parking space with minimum 5-foot wide access aisle. Van parking spaces shall be permitted to be minimum 9 feet wide where access aisle is 8-foot wide minimum. **§11B-502.2, Figures 11B-502.2 & 11B-502.3**

13. Car and van stall access aisle shall be 5 foot wide minimum and shall adjoin an accessible route. Two parking spaces shall be permitted to share a common access aisle. **§11B-502.3, Figures 11B-502.2 & 11B-502.3**

14. Access aisles shall be marked with a blue painted borderline around their perimeter. The area within the blue borderlines shall be marked with hatched lines a maximum of 36 inches on center in a color contrasting with that of the aisle surface, preferably blue or white. The words "NO PARKING" shall be painted on the surface within each access aisle in white letters a minimum of 12 inches in height and located to be visible from the adjacent vehicular way. Access aisle markings may extend beyond the minimum required length. **§11B-502.3.3, Figure 11B-502.3.3**

15. Access aisles shall not overlap the vehicular way. Access aisles shall be permitted to be placed on either side of the parking space except for van parking spaces which shall have access aisles located on the passenger side of the parking spaces. **§11B-502.3.4**

16. Clearly show minimum vertical clearance of 8 feet 2 inches at accessible parking spaces and along at least one vehicle access route to such spaces from site entrances and exits. **§11B-502.5**

17. Parking space identification signs shall include the International Symbol of Accessibility complying with Section 11B-703.7.2.1 International Symbol of Accessibility. **§11B-502.6, Figure 11B-703.7.2.1**

18. Signs identifying van parking spaces shall contain additional language or an additional sign with the designation "van accessible." Signs shall be 60 inches minimum above the finish floor or ground surface measured to the bottom of the sign. **§11B-502.6**

19. Parking identification signs shall be reflectorized with a minimum area of 70 square inches. **§11B-502.6.1**

20. Additional language or an additional sign below the International Symbol of Accessibility shall state "Minimum Fine $250." **§11B-502.6.2**

21. A parking space identification sign shall be visible from each parking space. Signs shall be permanently posted either immediately adjacent to the parking space or within the projected parking space width at the head end of the parking space. Signs may also be permanently posted on a wall at the interior end of the parking space. **§11B-502.6.3**

22. Each accessible car and van space shall have surface identification complying with either of the following schemes: **§11B-502.6.4**

    a. The parking space shall be marked with an International Symbol of Accessibility complying with Section 11B-703.7.2.1 International Symbol of Accessibility in white on a blue background a minimum 36 inches wide by 36 inches high. The centerline of the International Symbol of Accessibility shall be a maximum of 6 inches from the centerline of the parking space, its sides parallel to the length of the parking space and its lower corner at, or lower side aligned with, the end of the parking space length. **§11B-502.6.4.1**

    b. The parking space shall be outlined in blue or painted blue and shall be marked with an International Symbol of Accessibility complying with Section 11B-703.7.2.1 International Symbol of Accessibility a minimum 36 inches wide by 36 inches high in white or a suitable contrasting color. The centerline of the International Symbol of Accessibility shall be a maximum of 6 inches from the centerline of the parking space, its sides parallel to the length of the parking space and its lower corner at, or lower side aligned with, the end of the parking space. **§11B-502.6.4.2**

DOORS, DOORWAYS, AND GATES

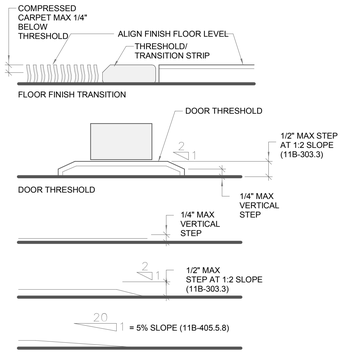
18. Specify all door and gate widths, heights, hardware, thresholds, kick plates, etc… **§11B-404**

19. Show and dimension all required landings/maneuvering clearances. **§11B-402.2.4**

20. Revolving doors, revolving gates, and turnstiles shall not be part of an accessible route. **§11B-404.2.1**

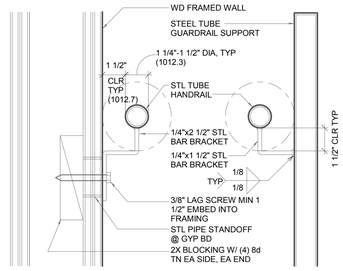
21. At least one of the active leaves of doorways with two leaves shall comply with 11B-404.2.3 Clear Width and 11B-404.2.4 Maneuvering Clearances. **§11B-404.2.2**

22. Door openings shall provide a clear width of 32 inches min

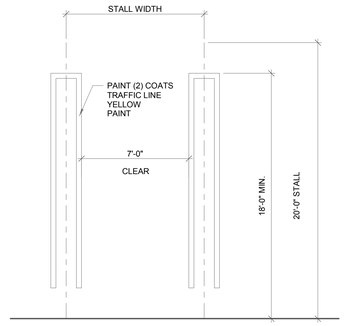


LEVEL CHANGES

LEVEL CHANGE REQUIREMENTS 20
6" = 1'-0"

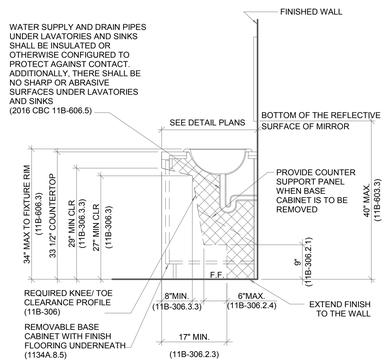


STAIR HANDRAIL MOUNTING 16
3" = 1'-0"

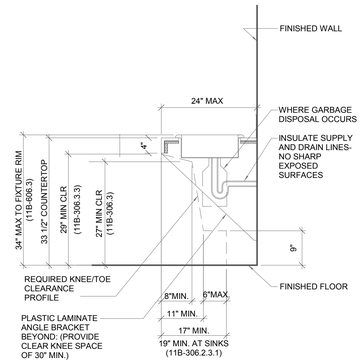


NOTE:
STRIPING OF STALLS SHALL BE PER CITY OF LANDCASTER STANDARDS

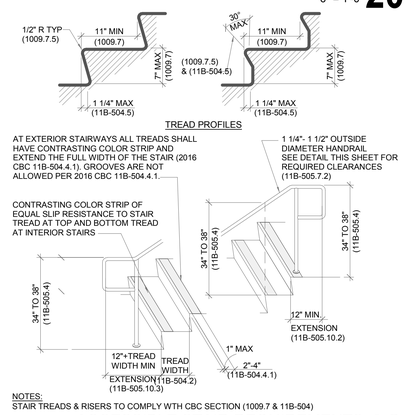
STANDARD PARKING 12
1/4" = 1'-0"



ACCESSIBLE LAVATORY 8
3/4" = 1'-0"

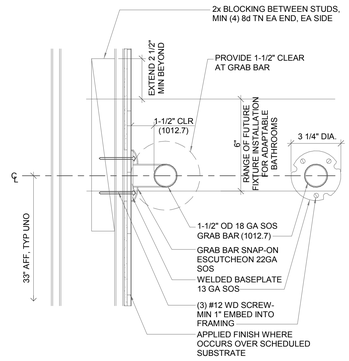


ACCESSIBLE SINK 4
3/4" = 1'-0"

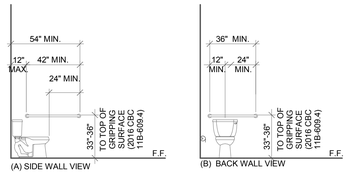


NOTES:
STAIR TREADS & RISERS TO COMPLY WTH CBC SECTION (1009.7 & 11B-504)

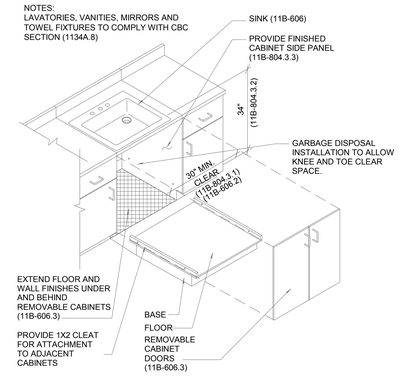
ACCESSIBLE STAIR REQUIREMENTS 19
1/2" = 1'-0"



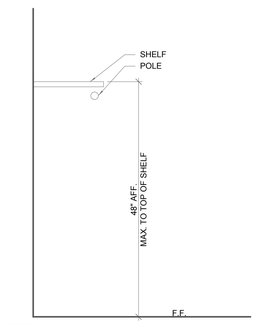
GRAB BAR MOUNTING 15
3" = 1'-0"



GRAB BARS AT WATER CLOSET 11
1/4" = 1'-0"

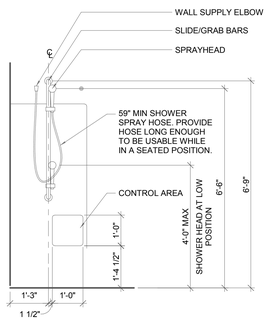


UNIT REMOVABLE CABINET SINK/WORK COUNTER 3
1/2" = 1'-0"



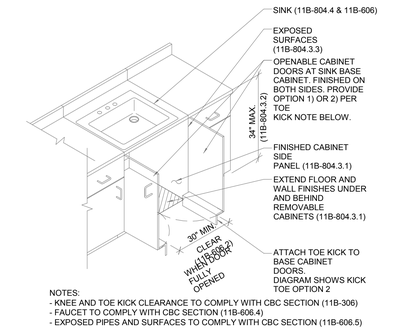
NOTES:
STORAGE TO COMPLY WITH CBC SECTION (11B-811)
REACH RANGES TO COMPLY WITH CBC SECTION (11B-308.2.1)

SHELF AND POLE 18
1" = 1'-0"



(A) SIDE WALL VIEW

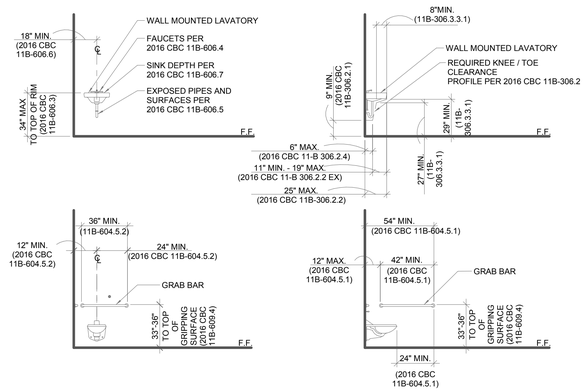
ACCESSIBLE SPRAY UNIT 14
1/2" = 1'-0"

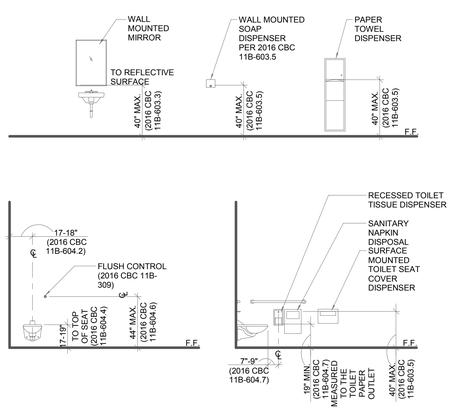


NOTES:
- KNEE AND TOE KICK CLEARANCE TO COMPLY WITH CBC SECTION (11B-306)
- FAUCET TO COMPLY WITH CBC SECTION (11B-606.4)
- EXPOSED PIPES AND SURFACES TO COMPLY WITH CBC SECTION (11B-606.5)

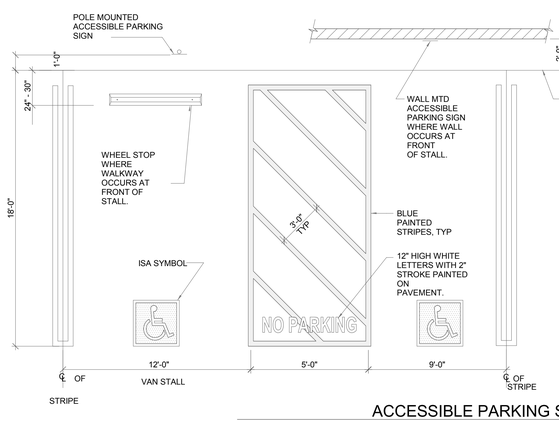
TOE KICK NOTE:
OPTION 1) OMIT TOE KICK AT OPENABLE CABINET DOORS OR
OPTION 2) ATTACH TOE KICK TO CABINET DOORS TO ALLOW FOR A PERSON IN A WHEELCHAIR FORWARD APPROACH TO USE SINK.

COMMON AREA ACCESSIBLE SINK 2
1/2" = 1'-0"





PUBLIC RESTROOM MOUNTING HEIGHTS 1
1/4" = 1'-0"



ACCESSIBLE PARKING STALL 13
1/4" = 1'-0"

ARCHITECT:

LAHMON ARCHITECTS

3834 WILLAT AVENUE, CULVER CITY, CA 90232
(T) 424.299.4666 (F) 424.299.4698

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CONSULTANT:

OWNER:

NO MORE LEMONS, LP

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WOODLAND HILLS, CA 91367

818.789.5550

PROJECT:

KENSINGTON HOMES

AVENUE I & WEST 32ND STREET
WEST LANCASTER, CA 93536

BUILDINGS:
45248 32ND ST W
45258 32ND ST W

PHASE:

PLAN CHECK SUBMITTAL

12.18.2019

STAMP:

LICENSED ARCHITECT
MARK W. LAHMON
C-17884
RENEWAL DATE 11-30-21
STATE OF CALIFORNIA

REV #	DESCRIPTION	DATE

KEY PLAN

PROJECT NO.	17011
PLOT DATE	12.18.2019
SCALE	AS SHOWN

SHEET TITLE

ACCESSIBILITY DETAILS

SHEET NO.

G0.33

FILE REF: C:\Users\user1\Documents\17011-KENSINGTON CAMPUS PHASE 3_user1.rvt 12/19/2019 3:36:54 PM

ACCESSIBILITY DETAILS FOR TUBS AND SHOWERS

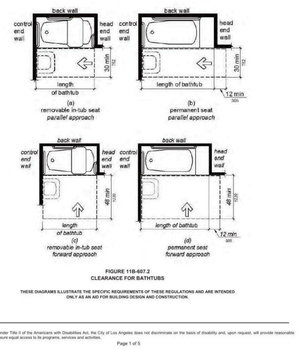


FIGURE 11B-607.2
CLEARANCE FOR BATHTUBS

THESE DIAGRAMS ILLUSTRATE THE SPECIFIC REQUIREMENTS OF THESE REGULATIONS AND ARE INTENDED ONLY AS AN AID FOR BUILDING DESIGN AND CONSTRUCTION.

As a covered entity under Title II of the Americans with Disabilities Act, the City of Los Angeles does not discriminate on the basis of disability and, upon request, will provide reasonable accommodation to ensure equal access to its programs, services and activities.

ACCESSIBILE TUBS AND SHOWERS
3" = 1'-0" **20**

TUBS AND SHOWERS

11B-607.5 Controls, other than drain stoppers, shall be located on an end wall. Controls shall be between the bathtub rim and grab bar, and between the open side of the bathtub and the centerline of the width of the bathtub. Controls shall comply with Section 11B-309.4.

11B-607.6 A shower spray unit with a hose 59 inches (1499 mm) long minimum that can be used both as a fixed-position shower head and as a handheld shower shall be provided. The shower spray unit shall have an on/off control with a non-positive shut-off. If an adjustable-height shower head is provided, the hand shower shall be installed so as not to obstruct the use of grab bars. Bathtub shower spray units shall deliver water that is 120°F (49°C) maximum.

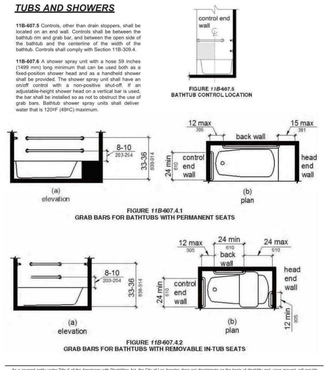


FIGURE 11B-607.1
BATHTUB CONTROL LOCATION

FIGURE 11B-607.4.1
GRAB BARS FOR BATHTUBS WITH PERMANENT SEATS

FIGURE 11B-607.4.2
GRAB BARS FOR BATHTUBS WITH REMOVABLE IN-TUB SEATS

As a covered entity under Title II of the Americans with Disabilities Act, the City of Los Angeles does not discriminate on the basis of disability and, upon request, will provide reasonable accommodation to ensure equal access to its programs, services and activities.

ACCESSIBILE TUBS AND SHOWERS
3" = 1'-0" **16**

TUBS AND SHOWERS

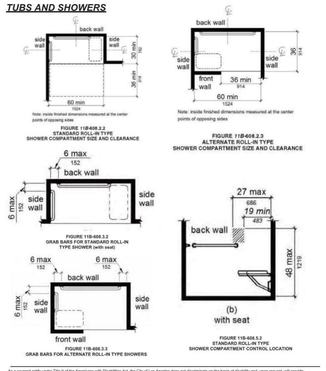


FIGURE 11B-608.3.1
STANDARD ROLL-IN TYPE SHOWER COMPARTMENT SIZE AND CLEARANCE

FIGURE 11B-608.3.2
ALTERNATE ROLL-IN TYPE SHOWER COMPARTMENT SIZE AND CLEARANCE

FIGURE 11B-608.3.2
GRAB BARS FOR STANDARD ROLL-IN TYPE SHOWER (with seat)

FIGURE 11B-608.3.3
GRAB BARS FOR ALTERNATE ROLL-IN TYPE SHOWERS

FIGURE 11B-608.5.2
STANDARD ROLL-IN TYPE SHOWER COMPARTMENT CONTROL LOCATION

As a covered entity under Title II of the Americans with Disabilities Act, the City of Los Angeles does not discriminate on the basis of disability and, upon request, will provide reasonable accommodation to ensure equal access to its programs, services and activities.

ACCESSIBILE TUBS AND SHOWERS
3" = 1'-0" **12**

TUBS AND SHOWERS

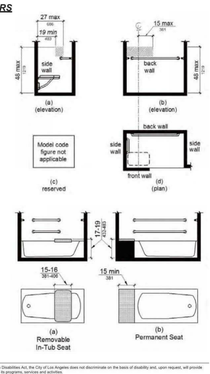


FIGURE 11B-608.5.3
ALTERNATE ROLL-IN TYPE SHOWER COMPARTMENT CONTROL LOCATION

FIGURE 11B-610.2
BATHTUB SEATS

As a covered entity under Title II of the Americans with Disabilities Act, the City of Los Angeles does not discriminate on the basis of disability and, upon request, will provide reasonable accommodation to ensure equal access to its programs, services and activities.

ACCESSIBILE TUBS AND SHOWERS
3" = 1'-0" **8**

TUBS AND SHOWERS

11B-610.1 General. Seats in bathtubs and shower compartments shall comply with Section 11B-610.

11B-610.2 Bathtub seats. The top of bathtub seats shall be 17 inches minimum and 19 inches maximum above the bathroom finish floor. The depth of a removable in-tub seat shall be 15 inches (381 mm) minimum and 16 inches maximum. The seat shall be capable of secure placement. Permanent seats at the head end of the bathtub shall be 15 inches deep minimum and shall extend from the back wall to or beyond the outer edge of the bathtub.

11B-610.3 Shower compartment seats. A seat in a standard roll-in shower compartment shall be a folding type, shall be installed on the side wall adjacent to the controls, and shall extend from the back wall to a point within 3 inches of the compartment entry. A seat in an alternate roll-in type shower compartment shall be a folding type, shall be installed on the front wall opposite the back wall, and shall extend from the adjacent side wall to a point within 3 inches of the compartment entry. The top of the seat shall be 17 inches minimum and 19 inches maximum above the bathroom finish floor. When folded, the seat shall extend 6 inches maximum from the mounting wall. Seats shall comply with Section 11B-610.3.1 or 11B-610.3.2.

11B-610.3.1 Rectangular seats. The rear edge of a rectangular seat shall be 2-1/2 inches maximum and the front edge 15 inches minimum and 16 inches maximum from the seat wall. The side edge of the seat shall be 1-1/2 inches maximum from the adjacent wall.

11B-610.3.2 L-shaped seats. The rear edge of an L-shaped seat shall be 2-1/2 inches maximum and the front edge 15 inches minimum and 16 inches maximum from the seat wall. The rear edge of the "L" portion of the seat shall be 1-1/2 inches maximum from the wall and the front edge shall be 14 inches minimum and 15 inches maximum from the wall. The end of the "L" shall be 22 inches minimum and 23 inches maximum from the main seat wall.

11B-610.4 Structural strength. Allowable stresses shall not be exceeded for materials used when a vertical or horizontal force of 250 pounds (1112 N) is applied at any point on the seat, fastener, mounting device, or supporting structure.

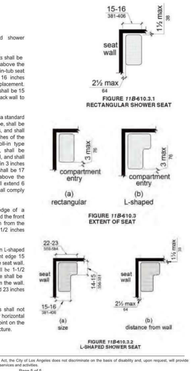


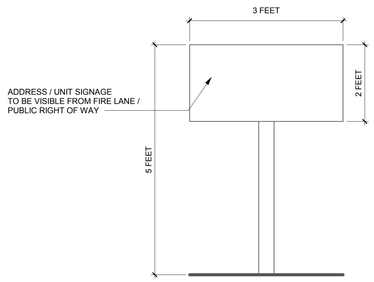
FIGURE 11B-610.3
RECTANGULAR SHOWER SEAT

FIGURE 11B-610.3.1
EXTENT OF SEAT

FIGURE 11B-610.3.2
L-SHAPED SHOWER SEAT

As a covered entity under Title II of the Americans with Disabilities Act, the City of Los Angeles does not discriminate on the basis of disability and, upon request, will provide reasonable accommodation to ensure equal access to its programs, services and activities.

BENCH AT TUBS AND SHOWERS
3" = 1'-0" **4**



ADDRESS → 45244 WEST 32ND STREET

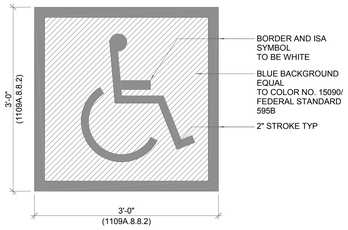
BUILDING NAME → BUILDING A1

UNIT NUMBER →

FIRST FLOOR LEVEL		SECOND FLOOR LEVEL	
UNIT A1-101	UNIT A1-107	UNIT A1-201	UNIT A1-208
UNIT A1-102	UNIT A1-108	UNIT A1-202	UNIT A1-209
UNIT A1-103	UNIT A1-109	UNIT A1-203	UNIT A1-210
UNIT A1-104	UNIT A1-110	UNIT A1-204	UNIT A1-211
UNIT A1-105	UNIT A1-111	UNIT A1-205	UNIT A1-212
UNIT A1-106	UNIT A1-112	UNIT A1-206	UNIT A1-213
		UNIT A1-207	UNIT A1-214

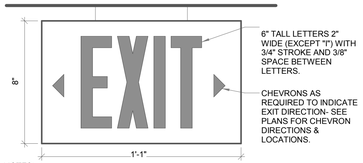
1. 5" H X 1/2" TH LETTERS IN CONTRASTING COLOR FROM BACKGROUND
2. MOUNTED ABOVE DOOR OR OTHER VISIBLE LOCATION NEAR BUILDING MAIN ENTRANCE
3. SIGN PER IFC 505.1 AND IBC/SBC 501.2

UNIT SIGNAGE PER FD
3" = 1'-0" **11**



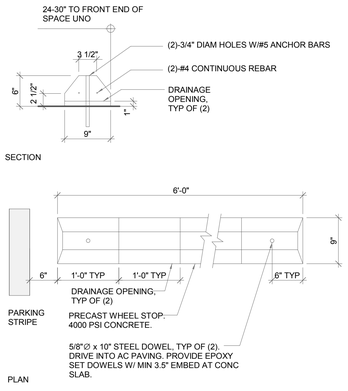
NOTES:
1. PARKING IDENTIFICATION TO COMPLY WITH CBC SECTION (11B-703.7.2.1)
2. LOCATE SYMBOL TO BE VISIBLE WITH CAR PARKED IN STALL. (11B-502.6
3. ISA (INTERNATIONAL SYMBOL OF ACCESS) SYMBOL TO MATCH CBC FIGURE 11B-703.7.2.1 STANDARD.

INTERNATIONAL ACCESSIBILITY SYMBOL (ISA)
1" = 1'-0" **7**



NOTES:
1. EXIST SIGNS SHALL BE ILLUMINATED AT ALL TIMES.
2. EXIT SIGNS SHALL BE INTERNALLY OR EXTERNALLY ILLUMINATED.
3. INTERNALLY ILLUMINATED SIGN SHALL COMPLY WITH CBC SECTIONS 1011.4
4. EXIT SIGNS ILLUMINATED BY AN EXTERNAL SOURCE SHALL HAVE AN INTENSITY OF NOT LESS THAN 5 FOOT CANDLES (54 LUX).
5. MINIMUM 50 LUX ILLUMINANCE EACH FACE.
6. PROVIDE TWO LAMPS EACH SUFFICIENT TO ILLUMINATE LAMP.
7. SELF-ILLUMINATED SIGNS TO BE LISTED AND LABELED BY APPROVED AGENCY (UL 924) AND SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTIONS.
8. SELF-ILLUMINATED SIGNS TO COMPLY WITH CCR TITLE 20, SECTION 1605.3(I). (CALIFORNIA ENERGY CODE). SIGN TO CONSUME LESS THAN 5W PER ILLUMINATED FACE.
9. EXIT SIGNS SHALL BE CONNECTED TO AN EMERGENCY POWER SYSTEM THAT WILL PROVIDE AN ILLUMINTAION OF NOT LESS THAN 90 MIN. IN CASE OF PRIMARY POWER LOSS (1011.2-1011.6.3).
10. THE EMERGECY POWER SYSTEM SHALL PROVIDE POWER FOR A DURATION OF NOT LESS THAN 90 MIN. AND SHALL CONSIST OF STORAGE BATTERIES, UNIT EQUIPMENT OR AN ON-SITE GENERATOR. THE INSTALLATION OF THE EMERGENCY SYSTEM SHALL BE IN ACCORDANCE WITH SECTION 2702.
11. ILLUMINATED SURFACES TO BE GREEN AND BODY OF FIXTURE TO BE WHITE UNLESS NOTED OTHERWISE.

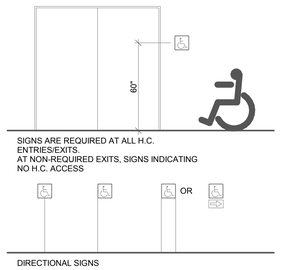
EXIT SIGNAGE
3" = 1'-0" **3**



WHEEL STOP
1" = 1'-0" **14**

ENTRY AND DIRECTIONAL:

1. ALL BUILDINGS AND FACILITY ENTRANCES THAT ARE ACCESSIBLE TO AND USABLE BY PERSONS WITH DISABILITIES MUST BE IDENTIFIED WITH A MIN. OF 1 INTERNATIONAL SYMBOL OF ACCESSIBILITY AND WITH ADDITIONAL DIRECTIONAL SIGNS, UTILIZING THE SYMBOL, AT JUNCTIONS WHERE THE ACCESSIBLE ROUTE OF TRAVEL DIVERGES FROM THE REGULAR CIRCULATION PATH, TO BE VISIBLE TO PERSONS ALONG APPROACHING CIRCULATION PATHS.
2. IN EXISTING BUILDING AND FACILITIES, ENTRANCES WHICH ARE NOT ACCESSIBLE MUST HAVE DIRECTIONAL SIGNAGE WHICH INDICATES THE LOCATION OF THE ROUTE TO THE NEAREST ACCESSIBLE ENTRANCE.



ENRTY AND DIRECTIONAL SIGNAGE
3" = 1'-0" **10**

1. THE INTERNATIONAL SYMBOL OF ACCESSIBILITY MUST BE THE STANDARD USED TO IDENTIFY FACILITIES THAT ARE ACCESSIBLE TO AND USABLE BY PHYSICALLY DISABLED PERSONS. THE SYMBOL CONSISTS OF A WHILE FIGURE ON A BLUE BACKGROUND. THE BLUE MUST BE EQUAL TO COLOR NO. 15090 IN FEDERAL STANDARD 595B.

2. EACH PARKING SPACE RESERVED FOR PERSONS WITH DISABILITIES MUST BE IDENTIFIED BY A REFLECTORIZED SIGN PERMANENTLY POSTED ADJACENT TO AND VISIBLE FROM EACH STALL OR SPACE, CONSISTING OF THE INTERNATIONAL SYMBOL OF ACCESSIBILITY.

3. THE SIGN MUST BE A MIN. OF 70 SQUARE INCHES IN AREA.

4. WHEN IN A PATH OF TRAVEL, THE SIGN MUST BE POSTED AT A MIN. HEIGHT OF 80" FROM THE BOTTOM OF THE SIGN TO THE FINISHED GRADE.

5. AN ADDITIONAL SIGN BELOW THE SYMBOL OF ACCESSIBILITY MUST STATE "MINIMUM FINE $250."

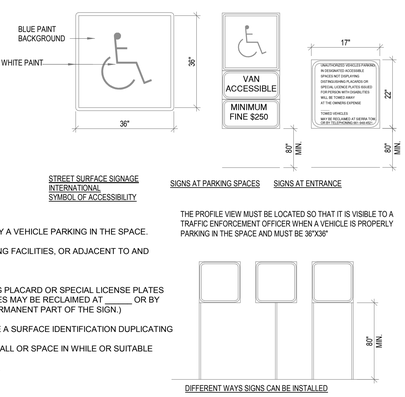
6. VAN ACCESSIBLE SPACES MUST HAVE AN ADDITIONAL SIGN OR ADDITIONAL LANGUAGE STATING "VAN-ACCESSIBLE" PLACED BELOW THE SYMBOL OF ACCESSIBILITY.

7. SIGNS IDENTIFYING ACCESSIBLE PARKING SPACES MUST BE LOCATED SO THEY CANNOT BE OBSCURED BY A VEHICLE PARKING IN THE SPACE.

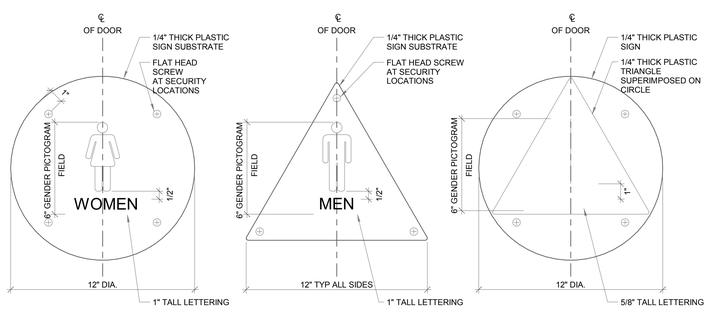
8. AN ADDITIONAL SIGN MUST BE POSTED IN A CONSPICUOUS PLACE AT ENTRANCES TO OFF-STREET PARKING FACILITIES, OR ADJACENT TO AND VISIBLE FROM EACH SPACE.

9. THE SIGN NOT BE LESS THAN 17"X22" IN SIZE WITH LETTERING 1" MIN. IN HEIGHT, STATING: "UNAUTHORIZED VEHICLES PARKING IN DESIGNATED ACCESSIBLE SPACES NOT DISPLAYING DISTINGUISHING PLACARD OR SPECIAL LICENSE PLATES ISSUED FOR PERSONS WITH DISABILITIES WILL BE TOWED AWAY AT OWNER'S EXPENSE. TOWED VEHICLES MAY BE RECLAIMED AT _____ OR BY TELEPHONING _____." (BLANK SPACES ARE TO BE FILLED IN WITH APPROPRIATE INFORMATION AS A PERMANENT PART OF THE SIGN.)

10. STREET SURFACE SIGNAGE" THE SURFACE OF EACH ACCESSIBLE PARKING SPACE OR STALL MUST HAVE A SURFACE IDENTIFICATION DUPLICATING EITHER OF THE FOLLOWING SCHEMES.
(A) BY OUTLINING OR PAINTING THE STALL OR SPACE IN BLUE AND OUTLINING ON THE GROUND IN THE STALL OR SPACE IN WHILE OR SUITABLE CONTRASTING COLOR A PROFILE VIEW DEPICTING A WHIEELCHAIR WITH OCCUPANT; OR
(B) BY OUTLINING A PROFILE VIEW OF A WHEELCHAIR WITH OCCUPANT IN WHITE ON BLUE BACKGROUND.

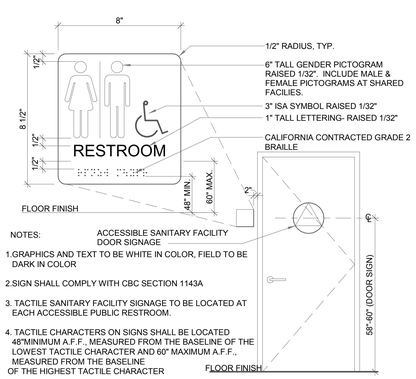


ACCESSIBLE PARKING SIGNAGE
3" = 1'-0" **2**



NOTES:
1. SIGNAGE TO COMPLY WITH CBC SECTION 1127A.2
2. SIGN GRAPHIC TO BE WHITE ON DARK BACKGROUND. SIGN COLOR TO CONTRAST WITH DOOR COLOR.
3. SIGNS TO BE ADHERED TO DOOR SURFACE EXCEPT AT OUTDOOR AREAS OR OTHER AREAS SUBJECT TO VANDALISM, WHERE FLAT HEAD SCREWS SHALL BE PROVIDED.
4. UNISEX SYMBOL TRIANGLE COLOR SHALL CONTRAST WITH THE COLOR OF THE CIRCLE AND THE CIRCLE SHALL CONTRAST WITH THE DOOR. THE SIGNS SHALL COMPLY WITH 1127A.2.

RESTROOM DOOR SIGNAGE
3" = 1'-0" **13**



NOTES: ACCESSIBLE SANITARY FACILITY DOOR SIGNAGE

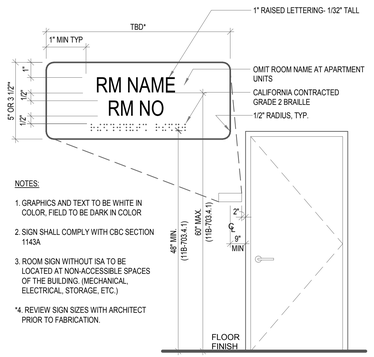
1.GRAPHICS AND TEXT TO BE WHITE IN COLOR, FIELD TO BE DARK IN COLOR

2.SIGN SHALL COMPLY WITH CBC SECTION 1143A

3. TACTILE SANITARY FACILITY SIGNAGE TO BE LOCATED AT EACH ACCESSIBLE PUBLIC RESTROOM.

4. TACTILE CHARACTERS ON SIGNS SHALL BE LOCATED 48"MINIMUM A.F.F. MEASURED FROM THE BASELINE OF THE LOWEST TACTILE CHARACTER AND 60" MAXIMUM A.F.F., MEASURED FROM THE BASELINE OF THE HIGHEST TACTILE CHARACTER

ACCESSIBLE ROOM SIGNAGE
3" = 1'-0" **9**



NOTES:

1. GRAPHICS AND TEXT TO BE WHITE IN COLOR, FIELD TO BE DARK IN COLOR

2. SIGN SHALL COMPLY WITH CBC SECTION 1143A

3. ROOM SIGN WITHOUT ISA TO BE LOCATED AT NON-ACCESSIBLE SPACES OF THE BUILDING. (MECHANICAL, ELECTRICAL, STORAGE, ETC.)

*4. REVIEW SIGN SIZES WITH ARCHITECT PRIOR TO FABRICATION.

UNIT SIGNAGE
3" = 1'-0" **5**

SIGNAGE

11B-502.8 ADDITIONAL SIGNS. AN ADDITIONAL SIGN SHALL BE PSOTED EITHER; 1) IN A CONSPICUOUS PLACE AT EACH ENTRACE TO AN OFF-STREET PARKING FACILITY OR 2) IMMEDIATELY ADJACENT TO ON-SIDE ACCESSIBLE PARKING AND VISIBLE FROM EACH PARKING SPACE.
11B-502.8.1 SIZE.THE ADDITIONAL SIGN SHALL NOT BE LESS THAN 17 INCHES (432 MM) WIDE BY 22 INCHES (559 MM) HIGH.
1B502.8.2 LETTERING. THE ADDITIONAL SIGN SHALL CLEARLY STATE IN LETTERS WITH A MINIMUM HEIGHT OF 1 INCH (25 MM) THE FOLLOWING: "UNAUTHORIZED" VEHICLES PARKED IN DESIGNATED ACCESSIBLE SPACES NOT DISPLAYING DISTINGUISHING PLACARD OR SPECIAL LICENSE PLATES ISSUED FOR PERSONS WITH DISABILITY WILL BE TOWED AWAY AT THE OWNER'S EXPENSE. TOWED VEHICLES MAY BE RECLAIMED AT _____ OR BY TELEPHONING _____." BLANK SPACES SHALL BE FILLED IN WITH APPROPRIATE INFORMATION AS A PERMANENT PART OF THE SIGN.

PARKING SIGNAGE

ARCHITECT:

LAHMON ARCHITECTS

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(T) 424.299.4666 (F) 424.299.4698

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CONSULTANT:

OWNER:

NO MORE LEMONS, LP

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WOODLAND HILLS, CA 91367

818.789.5550

PROJECT:

KENSINGTON HOMES

AVENUE I & WEST 32ND STREET
WEST LANCASTER, CA 93536

BUILDINGS:
45248 32ND ST W
45258 32ND ST W

PHASE:

PLAN CHECK SUBMITTAL

12.18.2019

STAMP:

LICENSED ARCHITECT
MARK W. LAHMON
C-18008
12-18-19
RENEWAL DATE
STATE OF CALIFORNIA

REV #	DESCRIPTION	DATE

KEY PLAN

PROJECT NO.	17011
PLOT DATE	12.18.2019
SCALE	AS SHOWN

SHEET TITLE

SIGNAGE AND ACCESSIBILITY DETAILS

SHEET NO.

G0.34

FILE REF. C:\Users\user1\Documents\17011-KENSINGTON CAMPUS PHASE 3_user1.rvt 12/19/2019 3:36:55 PM

SITE PLAN REVIEW NO. 17-04

GENERAL ADVISORY

1. IF THE PROJECT IS DEVELOPED IN PHASES, ALL THE DEVELOPMENT REQUIREMENTS SHALL BE MET FOR EACH PHASE INCLUDING PARKING, LANDSCAPING, TRASH ENCLOSURES, DRAINAGE, ETC.
2. THE APPLICANT SHALL CONTACT THE LOS ANGELES COUNTY FIRE DEPARTMENT TO DETERMINE IMPROVEMENTS THAT MAY BE REQUIRED TO PROTECT THE PROPERTY FROM THE FIRE HAZARD AND SHALL PROVIDE AND INSTALL AT HIS EXPENSE SUCH IMPROVEMENTS AS MAY BE DEEMED NECESSARY BY THE LOS ANGELES COUNTY FIRE DEPARTMENT. FIRE PROTECTION IMPROVEMENTS SHALL BE COMPLETED TO THE SATISFACTION OF THE DEVELOPMENT SERVICES DIRECTOR PRIOR TO CERTIFICATION OF COMPLETION AND OCCUPANCY OF THE SUBJECT BUILDINGS.
3. SUBMIT A SOILS REPORT ON THE PROPERTIES OF SOILS AS DETAILED IN CHAPTER 18 OF THE LATEST EDITION OF THE CALIFORNIA BUILDING CODE AND AS REQUIRED BY THE DEVELOPMENT SERVICES DEPARTMENT WHEN ALL BUILDING SITES.
4. ALL CONSTRUCTION AND/OR INSTALLATION OF IMPROVEMENTS SHALL BE UNDERTAKEN TO THE SPECIFICATIONS OF THE CITY OF LANCASTER MUNICIPAL CODE.
5. AN ENCROACHMENT PERMIT SHALL BE OBTAINED FROM THE DEVELOPMENT SERVICES DEPARTMENT PRIOR TO DOING ANY WORK WITHIN THE PUBLIC RIGHT-OF-WAY OR EASEMENTS.

GRADING/DRAINAGE

6. PRIOR TO ISSUANCE OF GRADING PERMIT, THE APPLICANT SHALL SUBMIT A GRADING PLAN CONSISTENT WITH THE APPROVED SITE PLAN AND CONDITIONS OF APPROVAL. THE GRADING PLAN SHALL BE BASED ON A DETAILED ENGINEERING SOILS REPORT SPECIFICALLY APPROVED BY THE GEOLOGIST AND/OR SOILS ENGINEER THAT ADDRESSES ALL SUBMITTED RECOMMENDATIONS.
7. PRIOR TO GRADING PERMIT ISSUANCE, WHICHEVER COMES FIRST, THE APPLICANT SHALL OBTAIN APPROVAL OF THE FINAL HYDROLOGY/HYDRAULIC STUDY. THE FINAL DRAINAGE FACILITIES SHALL BE BASED ON THE APPROVED HYDROLOGY/HYDRAULIC STUDY AND WILL BE DESIGNED BASED ON THE CITY OF LANCASTER ENGINEERING DESIGN GUIDELINES POLICIES AND PROCEDURES SECTIONS 7 AND 3, AND/OR TO THE SATISFACTION OF THE DEVELOPMENT SERVICES DIRECTOR. ANY ON-SITE AND/OR OFF-SITE MITIGATION MEASURES REQUIRED BY THE APPROVED HYDROLOGY/HYDRAULIC STUDY SHALL BE CONSTRUCTED PRIOR TO FIRST OCCUPANCY.
8. PRIOR TO THE ISSUANCE OF ANY CONSTRUCTED RELATED PERMITS (GRADING, BUILDING, ETC.) WITHIN THE CITY, A DUST CONTROL PLAN SHALL BE PREPARED AND SUBMITTED TO THE ANTELOPE VALLEY AIR QUALITY MANAGEMENT DISTRICT (AVAQMD) FOR REVIEW AND APPROVAL IN ACCORDANCE WITH RULE 403 OF AVAQMD. AN APPROVED COPY OF THE DUST CONTROL PLAN SHALL BE SUBMITTED TO DEVELOPMENT SERVICES FOR RESIDENTIAL PROJECTS OF 10 ACRES AND LARGER AND FOR COMMERCIAL/INDUSTRIAL PROJECTS OF 5 ACRES AND LARGER IN LIEU OF AN APPROVED PLAN, A LETTER WAIVING THIS REQUIREMENT SHALL BE SUBMITTED.
9. PRIOR TO GRADING, THE APPLICANT SHALL PROVIDE A CONTACT NAME AND VALID PHONE NUMBER WHERE SOMEONE IS AVAILABLE 24-HOURS, 7 DAYS A WEEK TO REPORT THE BLOWING OF DUST OR DEBRIS FROM THE SITE.
10.IF THE PROJECT IS DEVELOPED IN PHASES, UNDEVELOPED PORTIONS OF THE SITE SHALL NOT CONTRIBUTE TO BLOWING DEBRIS, DIRT OR DUST.
11.PORTIONS OF THE PROPERTY MAY BE SUBJECT TO SHEET OVERFLOW AND PONDING. INSTALL ANY LOCAL STORM DRAINS NECESSARY TO MITIGATE ON-SITE AND OFF-SITE DRAINAGE TO THE SATISFACTION OF THE DEVELOPMENT SERVICES DIRECTOR.
12.MITIGATE ON-SITE NUISANCE WATER AND DEVELOPMENTAL STORM WATER RUNOFF TO THE SATISFACTION OF THE DEVELOPMENT SERVICES DIRECTOR.
13.PROVIDE FOR CONTRIBUTORY DRAINAGE FROM ADJOINING PROPERTIES AND RETURN DRAINAGE TO ITS NATURAL CONDITIONS OR SECURE OFF-SITE DRAINAGE ACCEPTANCE LETTERS FROM AFFECTED PROPERTY OWNERS.
14.BOX CULVERTS OR OTHER STRUCTURES ACCEPTABLE TO THE DEVELOPMENT SERVICES DIRECTOR ARE REQUIRED AT ALL INTERSECTIONS WITH ARTERIAL STREETS TO ELIMINATE NUISANCE WATER FROM CROSSING THE STREET ABOVE GROUND. (NO CROSS GUTTERS ALLOWED.)
15.PRIOR TO BUILDING OCCUPANCY, ALL DRAINAGE FACILITIES ARE TO BE CONSTRUCTED AND APPROVED PRIOR TO OCCUPANCY OF ANY STRUCTURE WITHIN THAT PHASE.
16.PRIOR TO BUILDING OCCUPANCY, STREETS SHALL BE DESIGNED TO AVOID CREATING SUMP CONDITIONS AS DIRECTED BY THE DEVELOPMENT SERVICES DIRECTOR. IF A SUMP CONDITION IS UNAVOIDABLE, A REDUNDANT CATCH BASIN SYSTEM SHALL BE INSTALLED.
17.THE PROJECT IS LOCATED IN FEMA FLOOD ZONE AH IN ACCORDANCE WITH THE FEDERAL FLOOD INSURANCE RATE MAPS (FIRMS), PER THE DIRECTION OF THE DIRECTOR OF DEVELOPMENT SERVICES:
- THE APPLICANT SHALL COMPLY WITH REQUIREMENTS FOR CONSTRUCTION OF STRUCTURES WITHIN A FLOOD PLAIN/HAZARD AREA. ALL STRUCTURES WITHIN THE FLOOD PLAIN/HAZARD AREA SHALL HAVE THE FINISH FLOOR OR NON-FLOOD PROTECTED MATERIALS ELEVATED 1'-0" ABOVE THE BASE FLOOD ELEVATIONS (BFE).
- PRIOR TO ISSUANCE OF EITHER GRADING PERMITS OR BUILDING PERMITS (CONTINGENT UPON THE METHOD USED IN NOTE 8 ABOVE), THE APPLICANT SHALL SUBMIT A PRE-CONSTRUCTION ELEVATION CERTIFICATE AND OBTAIN APPROVAL FROM THE COMMUNITY DEVELOPMENT DIVISION FOR THE FINISH FLOOR ELEVATION OF THE PROPOSED STRUCTURES. THE APPLICANT SHALL PROVIDE A POST-CONSTRUCTION ELEVATION (FLOOD PROOFING) CERTIFICATE PRIOR TO BUILDING FINAL.

18.THE PROJECT SHALL COMPLY WITH THE BEST MANAGEMENT PRACTICES (BMPS) OF THE NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM (NPDES) AND ALL NPDES PERMIT REQUIREMENTS.
19.PRIOR TO BUILDING OCCUPANCY, INSTALL BMPS INCLUDING BMPS TO TREAT FIRST FLUSH.
20.PRIOR TO OCCUPANCY, THE PROPERTY SHALL BE ANNEXED INTO THE LANCASTER DRAINAGE MAINTENANCE DISTRICT.

STREETS

21.PRIOR TO ISSUANCE OF BUILDING PERMIT, THE APPLICANT SHALL DEDICATE SIDEWALK EASEMENTS SUFFICIENT TO ENCOMPASS ADA REQUIREMENTS FOR SIDEWALKS INSTALLED WITH DRIVE APPROACHES.
22.PRIOR TO CERTIFICATE OF OCCUPANCY, THE APPLICANT SHALL DESIGN AND CONSTRUCT ADA "WALK AROUNDS" AT ALL DRIVEWAY LOCATIONS TO THE SPECIFICATIONS OF THE DEVELOPMENT SERVICES DIRECTOR. THE CURB RAMPS SHALL COMPLY WITH THE REQUIREMENTS OF TITLE II OF THE AMERICAN WITH DISABILITIES ACT (ADA) RELATED TO CURB RAMPS AND PEDESTRIAN CROSSINGS.
23.STREET GRADES SHALL MEET THE SPECIFICATIONS OF THE DEVELOPMENT SERVICES DIRECTOR.
24.PER DIRECTION OF THE DEVELOPMENT SERVICES DIRECTOR, COMPLY WITH CITY MUNICIPAL CODE, CHAPTER 13.20, ARTICLE II ENTITLED INSTALLATION/RELOCATION FOR NEW/EXPANDED DEVELOPMENT OF OVERHEAD UTILITIES (ORDINANCE NO. 361).
25.PRIOR TO OCCUPANCY, THE PROPERTY SHALL BE ANNEXED INTO THE LANCASTER LIGHTING MAINTENANCE DISTRICT.

SEWER

26.PRIOR TO SEWER PLAN/LATERAL CONNECTION APPROVAL AND SEWER PERMIT ISSUANCE, THE APPLICANT SHALL OBTAIN APPROVAL OF THE FINAL SEWER AREA STUDY. THE FINAL SEWER FACILITIES SHALL BE BASED ON THE APPROVED SEWER AREA STUDY AND WILL BE DESIGNED BASED ON THE CITY OF LANCASTER ENGINEERING DESIGN GUIDELINES POLICIES AND PROCEDURES SECTION 2.4, AND/OR TO THE SATISFACTION OF THE DEVELOPMENT SERVICES DIRECTOR. ANY ON-SITE AND/OR OFF-SITE MITIGATION MEASURES REQUIRED BY THE APPROVED SEWER AREA STUDY SHALL BE CONSTRUCTED PRIOR TO FIRST OCCUPANCY.
27.PRIOR TO CERTIFICATE OF OCCUPANCY, APPROVAL OF THIS SITE PLAN IS CONTINGENT UPON THE INSTALLATION AND DEDICATION OF LOCAL MAIN LINE SEWERS AND SEPARATE LATERALS TO SERVE EACH STRUCTURE AT SUCH TIME AS THE PERMANENT STRUCTURES ARE CONSTRUCTED ON THE SITE.

WATER

28.THE PROJECT SHALL BE SERVED BY ADEQUATELY SIZED WATER SYSTEM FACILITIES, INCLUDING FIRE HYDRANTS, OF SUFFICIENT SIZE TO ACCOMMODATE THE TOTAL DOMESTIC AND FIRE FLOWS REQUIRED FOR THE PROJECT. DOMESTIC FLOWS REQUIRED ARE TO BE DETERMINED BY THE DEVELOPMENT SERVICES DIRECTOR. FIRE FLOWS REQUIRED ARE TO BE DETERMINED BY THE FIRE CHIEF.
29.AT THE TIME OF PROJECT CONSTRUCTION, THE APPLICANT SHALL BE REQUIRED TO COMPLY WITH ALL ORDINANCES ADOPTED TO ADDRESS THE BALANCE OF WATER SUPPLY TO WATER DEMAND.
30.IN ORDER TO OBTAIN A CONDITIONAL WILL SERVE LETTER, THE PROJECT APPLICANT MUST SECURE PERMANENT WATER SUPPLY ENTITLEMENTS SUFFICIENT TO MEET THE PROJECT'S ANNUAL WATER DEMANDS AS DETERMINED BY THE LOS ANGELES COUNTY WATERWORKS DISTRICT 40 (DISTRICT). THIS ENTITLEMENT MAY BE SECURED THROUGH ENTERING AN AGREEMENT WITH THE DISTRICT TO PURCHASE NEW STATE WATER PROJECT TABLE A, OR OTHER PERMANENT WATER SUPPLY THROUGH THE ANTELOPE VALLEY-EAST KERN WATER AGENCY. IF THE PROJECT IS NOT LOCATED WITHIN THE BOUNDARIES OF THE DISTRICT IT MUST BE ANNEXED INTO THE DISTRICT IN ADDITION TO SECURING A WILL SERVE LETTER.
31.IN ADDITION TO THE CONDITION ABOVE, THE DISTRICT MAY REQUIRE THAT: (1) VARIOUS CHARGES/FEES BE PAID BY THE OWNER/DEVELOPER OF THE PROPERTY; (2) ON-SITE AND OFF-SITE WATER SYSTEM FACILITIES BE INSTALLED BY A STATE LICENSED CONTRACTOR RETAINED BY THE OWNER/DEVELOPER AND INSPECTED AND ACCEPTED BY THE DISTRICT, USING PLANS PREPARED BY A LICENSED ENGINEER THAT ARE REVIEWED BY THE DISTRICT; OR (3) A COMBINATION OF (1) AND (2). ONCE CONSTRUCTED TO THE SATISFACTION OF THE DISTRICT, THE WATER SYSTEM FACILITIES ARE TO BE DEDICATED GRATIS TO THE DISTRICT FOR SUBSEQUENT OPERATION AND MAINTENANCE.

TRAFFIC

32.PRIOR TO ISSUANCE OF THE STREET IMPROVEMENT ENCROACHMENT PERMIT, THE APPLICANT SHALL SHOW ON THE STREET PLAN DRIVE APPROACHES USING A MODIFIED COMMERCIAL DRIVEWAY DESIGN (APWA 110-1, TYPE C OR EQUIVALENT) WITH A MINIMUM RADIUS OF 15 FEET AND THAT WILL PROVIDE A STREET/DRIVE APPROACH TRANSITION WITH A MAXIMUM ALGEBRAIC GRADE DIFFERENCE OF 10%. CONSTRUCTION DETAILS SHALL BE SHOWN ON THE STREET PLAN PROVIDING A TRANSITION NO GREATER THAN THIS MAXIMUM.
33.PRIOR TO ISSUANCE OF THE STREET IMPROVEMENT ENCROACHMENT PERMIT, THE APPLICANT SHALL OBTAIN APPROVAL OF A SIGNING AND STRIPING PLAN. THE SIGNING AND STRIPING PLAN SHALL BE COMPLETED IN ACCORDANCE WITH ALL CITY 90F LANCASTER STANDARDS, AS DIRECTED BY THE CITY ENGINEER.
34.PRIOR TO ISSUANCE OF BUILDING PERMITS, THE APPLICANT SHALL RECORD AN IRREVOCABLE OFFER OF DEDICATION, IN ADDITION TO THE EXISTING STREET RIGHT-OF-WAY, FOR A TOTAL OF 32 FEET FROM CENTERLINE ON 32ND STREET WEST FRONTING THE PROJECT SITE, AS DIRECTED BY THE CITY ENGINEER.
35.PRIOR TO BUILDING OCCUPANCY, THE APPLICANT SHALL INSTALL CONDUIT, PULL ROPE, AND PULL BOXES ALONG REGIONAL, PRIMARY AND SECONDARY ARTERIALS TO THE NEAREST ARTERIAL INTERSECTION TO BE USED FOR FUTURE TRAFFIC SIGNAL COMMUNICATION INTERCONNECT. THE INTERCONNECT SYSTEM SHALL BE INSTALLED IN ACCORDANCE WITH THE SPECIFICATIONS APPROVED BY THE TRAFFIC SECTION, TO THE SATISFACTION OF THE CITY ENGINEER.
36.THE FOLLOWING PRIVATE STREETS SHALL BE CONSTRUCTED TO PRIVATE STANDARDS:
- 32ND STREET WEST, EASTERN HALF FROM CENTERLINE TO CURB

37.PRIOR TO BUILDING OCCUPANCY, THE APPLICANT SHALL PROVIDE AND INSTALL STREET NAME SIGNS, AS DIRECTED BY THE CITY ENGINEER.
38.PRIOR TO ISSUANCE OF BUILDING PERMITS, THE APPLICANT SHALL DEDICATE THE RIGHT TO RESTRICT DIRECT VEHICULAR INGRESS AND EGRESS ON ALL STREETS HAVING A PROJECTED VOLUME OF 2,000 VEHICLE TRIPS EACH DAY AND WITHIN 100 FEET OF ANY SECONDARY OR PRIMARY ARTERIAL, ON THE TRACT MAP OR BY SEPARATE DOCUMENT.

LANDSCAPING

39.THE DEVELOPMENT SHALL COMPLY WITH ALL REQUIREMENTS OF ORDINANCE NO. 907 AND THE STATE OF CALIFORNIA MODEL WATER EFFICIENT LANDSCAPE ORDINANCE. THE REQUIREMENTS ARE SUBJECT TO REVISION, UPON ADOPTION OF THE CITY'S UPDATED WATER EFFICIENT LANDSCAPE ORDINANCE.

OTHER CONDITIONS

40.PRIOR TO OR CONCURRENT WITH THE APPROVAL OF A GRADING PERMIT, THE APPLICANT SHALL PAY A FEE TO THE CITY OF LANCASTER IN THE SUM OF $770.00 PER GROSS ACRE, TO BE HELD IN THE BIOLOGICAL MITIGATION FUND AS ESTABLISHED BY THE CITY COUNCIL. ADDITIONALLY, SHOULD THE APPLICANT BE REQUIRED TO PAY MITIGATION FEES UNDER THE CALIFORNIA DEPARTMENT OF FISH AND GAME, THESE FEES CAN BE DEDUCTED FROM THE AMOUNT COLLECTED BY THE CITY OF LANCASTER.

SITE PLAN REVIEW NO. 17-04

MITIGATION MEASURES

41.A NESTING BIRD AND BURROWING OWL PRECONSTRUCTION SURVEY SHALL BE CONDUCTED ON THE PROJECT SITE PRIOR TO THE START OF ANY CONSTRUCTION/GROUND DISTURBING ACTIVITIES. IF NESTING BIRDS OR BURROWING OWLS ARE ENCOUNTERED, ALL WORK IN THE AREA SHALL CEASE UNTIL EITHER THE YOUNG BIRDS HAVE FLEDGED OR THE APPROPRIATE PERMITS ARE OBTAINED FROM THE CALIFORNIA DEPARTMENT OF FISH AND WILDLIFE.
42.IN THE EVENT THAT PREVIOUSLY UNKNOWN CULTURAL RESOURCES ARE IDENTIFIED DURING CONSTRUCTION, THE FOLLOWING REQUIREMENTS SHALL APPLY:
- IF HUMAN REMAINS OR FUNERARY OBJECTS ARE ENCOUNTERED DURING ANY CONSTRUCTION ACTIVITIES ASSOCIATED WITH THE PROPOSED PROJECT, WORK WITHIN A 100-FOOT BUFFER SHALL CEASE AND THE COUNTY CORONER SHALL BE CONTACTED PURSUANT TO STATE HEALTH AND SAFETY CODE SECTION 7050.5.
- IN THE EVENT THAT NATIVE AMERICAN CULTURAL RESOURCES ARE DISCOVERED DURING ANY CONSTRUCTION ACTIVITIES, ALL WORK WITH A 60-FOOT BUFFER SHALL CEASE AND A QUALIFIED ARCHAEOLOGIST MEETING THE SECRETARY OF THE INTERIOR STANDARDS SHALL BE HIRED TO ASSESS THE FIND. THE SAN MANUEL BAND OF MISSION INDIANS SHALL BE CONTACTED AND PROVIDED INFORMATION AND INVITED TO PERFORM A SITE VISIT IN CONJUNCTION WITH THE ARCHAEOLOGIST TO PROVIDE TRIBAL INPUT.
- IF SIGNIFICANT NATIVE AMERICAN RESOURCES ARE DISCOVERED AND AVOIDANCE CANNOT BE ENSURED, A SECRETARY OF THE INTERIOR QUALIFIED ARCHAEOLOGIST SHALL BE RETAINED TO DEVELOP A CULTURAL RESOURCES TREATMENT PLAN, AS WELL AS A DISCOVERY AND MONITORING PLAN. A COPY OF THE DRAFT DOCUMENT SHALL BE PROVIDED TO THE SAN MANUEL BAND OF MISSION INDIANS FOR REVIEW AND COMMENT. ALL IN FIELD INVESTIGATION, ASSESSMENT AND/OR DATA RECOVERY PURSUANT TO THE TREATMENT PLAN SHALL BE MONITORED BY A TRIBAL MONITOR.

43.PRIOR TO THE ISSUANCE OF ANY CONSTRUCTION RELATED PERMITS, THE APPLICANT SHALL PREPARE A LIQUEFACTION STUDY AND SUBMIT THE STUDY FOR REVIEW BY THE CITY ENGINEER. UPON APPROVAL OF THE STUDY BY THE CITY ENGINEER, THE DEVELOPER SHALL FOLLOW ALL THE RECOMMENDATIONS IDENTIFIED IN THE REPORT.
44.THE APPLICANT SHALL SUBMIT A DUST CONTROL PLAN TO THE ANTELOPE VALLEY AIR QUALITY MANAGEMENT DISTRICT (AVAQMD) FOR REVIEW AND APPROVAL IN ACCORDANCE WITH RULE 403, FUGITIVE DUST. PRIOR TO THE ISSUANCE OF ANY GRADING AND/OR CONSTRUCTION PERMITS. THIS PLAN SHALL DEMONSTRATE ADEQUATE WATER OR DUST SUPPRESSANT APPLICATION EQUIPMENT TO MITIGATE ALL DISTURBED AREAS.
45.WHEN WATER IS USED FOR DUST CONTROL, WATERING SHALL OCCUR THREE TIMES PER DAY AND SHALL BE INCREASED TO FOUR TIMES PER DAY WHEN THERE IS EVIDENCE OF VISIBLE WIND DRIVEN FUGITIVE DUST.
46.SIGNAGE SHOR L BE DISPLAYED ON THE PROJECT SITE IN ACCORDANCE WITH AVAQMD RULE 403 (APPENDIX A).
47.ALL DISTURBED SURFACES SHALL MEET THE DEFINITION OF A STABILIZED SURFACE UPON COMPLETION OF PROJECT CONSTRUCTION.
48.PRIOR TO THE ISSUANCE OF ANY CONSTRUCTION RELATED PERMITS (E.G., GRADING, BUILDING, ETC.), THE APPLICANT SHALL SUBMIT A DETAILED GEOTECHNICAL REPORT FOR THE PROJECT SITE FOR REVIEW AND APPROVAL. UPON APPROVAL OF THE GEOTECHNICAL REPORT, THE DEVELOPER SHALL FOLLOW ALL OF THE IDENTIFIED RECOMMENDATIONS.
49.CONSTRUCTION OPERATIONS SHALL NOT OCCUR BETWEEN 8 P.M. AND 7 A.M. ON WEEKDAYS OR SATURDAY OR ANY TIME ON SUNDAY. THE HOURS OF ANY CONSTRUCTION-RELATED ACTIVITIES SHALL BE RESTRICTED TO PERIODS AND DAYS PERMITTED BY LOCAL ORDINANCE.
50.THE ON-SITE CONSTRUCTION SUPERVISOR SHALL HAVE THE RESPONSIBILITY AND AUTHORITY TO RECEIVE AND RESOLVE NOISE COMPLAINTS. A CLEAR AND SIMPLE PROCESS TO THE OWNER SHALL BE ESTABLISHED PRIOR TO CONSTRUCTION COMMENCEMENT THAT WILL ALLOW FOR RESOLUTION OF NOISE PROBLEMS THAT CANNOT BE IMMEDIATELY SOLVED BY THE SITE SUPERVISOR.
51.ELECTRICALLY POWERED EQUIPMENT SHALL BE USED INSTEAD OF PNEUMATIC OR INTERNAL COMBUSTION POWERED EQUIPMENT, WHERE FEASIBLE.
52.MATERIAL STOCKPILES AND MOBILE EQUIPMENT STAGING, PARKING AND MAINTENANCE AREAS SHALL BE LOCATED AS FAR AWAY AS PRACTICABLE FROM NOISE-SENSITIVE RECEPTORS.
53.THE USE OF NOISE PRODUCING SIGNALS, INCLUDING HORNS, WHISTLES, ALARMS, AND BELLS SHALL BE FOR SAFETY WARNING PURPOSES ONLY.
54.NO PROJECT-RELATED PUBLIC ADDRESS OF MUSIC SYSTEM SHALL BE AUDIBLE AT ANY ADJACENT RECEPTOR.
55.ALL NOISE PRODUCING CONSTRUCTION EQUIPMENT AND VEHICLES USING INTERNAL COMBUSTION ENGINES SHALL BE EQUIPPED WITH MUFFLERS, AIR-INLET SILENCERS WHERE APPROPRIATE, AND ANY OTHER SHROUDS, SHIELDS, OR OTHER NOISE-REDUCING FEATURES IN GOOD OPERATING CONDITION THAT MEET OR EXCEED ORIGINAL FACTORY SPECIFICATIONS. MOBILE OR FIXED "PACKAGE" EQUIPMENT (E.G., ARC-WELDERS, AIR COMPRESSORS, ETC.) SHALL BE EQUIPPED WITH SHROUDS AND NOISE CONTROL FEATURES THAT ARE READILY AVAILABLE FOR THE TYPE OF EQUIPMENT.

CONSTRUCTION NOTES

1. BUILDING PERMITS BY OWNER OR CONTRACTOR. SUB-CONTRACTORS FOR ELECTRICAL, PLUMBING, MECHANICAL, ANY OFF SITE WORK AND ALL OTHERS WHOSE WORK IS NOT NORMALLY COVERED BY BUILDING PERMIT AND REQUIRES SEPARATE PERMIT ACCORDING TO RULES AND REGULATION AND/OR ORDINANCES GOVERNING THE GEOGRAPHIC AREA WHERE THIS PROJECT IS LOCATED SHALL SUBMIT NECESSARY PLANS TO THE DEPARTMENT OF BUILDING AND SAFETY AND/OR OTHER MUNICIPAL DEPARTMENTS AND MAJOR UTILITY COMPANIES AS REQUIRED FOR APPROVAL. THEY SHALL OBTAIN AND PAY FOR THEIR APPROPRIATE PERMIT PRIOR TO COMMENCEMENT OF WORK.
2. THE CONSTRUCTION SHALL NOT RESTRICT A FIVE-FOOT CLEAR AND UNOBSTRUCTED ACCESS TO ANY WATER OR POWER DISTRIBUTION FACILITIES (POWER POLES, PULL-BOXES, TRANSFORMERS, VAULTS, PUMPS, VALVES, METERS, APPURTENANCES, ETC.) OR TO THE LOCATION OF THE HOOK-UP. THE CONSTRUCTION SHALL NOT BE WITHIN TEN FEET OF ANY POWER LINES-WHETHER OR NOT THE LINES ARE LOCATED ON THE PROPERTY. FAILURE TO COMPLY MAY CAUSE CONSTRUCTION DELAYS AND/OR ADDITIONAL EXPENSES.
3. AN APPROVED SEPARATE GAS SHUTOFF VALVE WILL BE INSTALLED ON THE FUEL GAS LINE ON THE DOWN STREAM SIDE OF THE UTILITY METER AND BE RIGIDLY CONNECTED TO THE EXTERIOR OF THE BUILDING OR STRUCTURE CONTAINING THE FUEL GAS PIPING. (PER ORDINANCE 170,160 INCLUDES COMMERCIAL ADDITIONS AND TI WORK OVER $10,000) SEPARATE PLUMBING PERMIT IS REQUIRED.
4. LOCATE ACCESS PANELS AS INDICATED ON DRAWINGS. FOR ACCESS PANELS NOT SHOWN BUT REQUIRED BY PROVISIONS OF THE CONTRACT DOCUMENTS, LOCATED IN ACCORDANCE WITH APPLICABLE CODES. SUBMIT PROPOSED LOCATIONS TO THE ARCHITECT FOR REVIEW AND ACCEPTANCE PRIOR TO INSTALLATION.
5. PROVIDE STIFFENERS, BRACING, BACKING PLATES AND BLOCKING REQUIRED FOR SECURE INSTALLATION OF TOILET PARTITIONS, DOORS AND DOOR HARDWARE INCLUDING WALL-MOUNTED DOOR STOPS, HANDRAILS, WALL-MOUNTED SHELVES, OPERABLE PARTITIONS, MISCELLANEOUS EQUIPMENT, AND ELECTRICAL EQUIPMENT.
6. ISOLATE DISSIMILAR METALS TO PREVENT GALVANIC CORROSION.
7. PROVIDE ALL REQUIRED BASE AND HOUSEKEEPING PADS FOR MECHANICAL, ELECTRICAL, AND PLUMBING EQUIPMENT. COORDINATE SIZE AND LOCATION WITH MECHANICAL, PLUMBING AND ELECTRICAL EQUIPMENT.
8. PROVIDE ULTRA LOW FLUSH WATER CLOSETS FOR ALL NEW CONSTRUCTION. EXISTING SHOWER HEADS AND TOILETS MUST BE ADAPTED FOR LOW WATER CONSUMPTION.
9. SHOWER COMPARTMENTS AND WALLS ABOVE BATHTUBS WITH INSTALLED SHOWER HEADS SHALL BE FINISHED WITH A SMOOTH, NONABSORBENT SURFACE TO HEIGHT NOT LESS THAN 70 INCHES ABVOVE THE DRAIN INLET. SECTION 210.2.3 USE OF WATER-RESISTANT GYPSUM BACKING BOARD SHALL BE AS STATED IN SECTION 2509.3
10. WATER HEATERS MUST BE STRAPPED TO A WALL (CPC 507.2)
11. INTERNALLY ILLUMINATED SIGNS SHALL BE LISTED AND LABELED AND SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTIONS AND SECTION 2702.
12. EMERGENCY LIGHTING FACILITIES SHALL BE ARRANGED TO PROVIDE INITIAL ILLUMINATION THAT IS AT LEAST AN AVERAGE OF 1 FOOT-CANDLE (11 LUX) AND A MINIMUM AT ANY POINT OF 0.1 FOOT-CANDLE (1 LUX) MEASURED ALONG THE PATH OF EGRESS AT FLOOR LEVEL. ILLUMINATION LEVELS SHALL BE PERMITTED TO DECLINE TO 0.6 FOOT-CANDLE (6 LUX) AVERAGE AND A MINIMUM AT ANY POINT OF 0.06 FOOT-CANDLE (0.6 LUX) AT THE END OF THE EMERGENCY LIGHTING TIME DURATION. A MAXIMUM-TO-MINIMUM ILLUMINATION UNIFORMITY RATIO OF 40 TO 1 SHALL NOT BE EXCEEDED. (1006.3)
13. THE EXIT SIGNS SHALL ALSO BE CONNECTED TO AN EMERGENCY ELECTRICAL SYSTEM PROVIDED FROM STORAGE BATTERIES UNIT EQUIPMENT OR AN ONSITE GENERATOR SET, AND THE SYSTEM SHALL BE INSTALLED IN ACCORDANCE WITH THE ELECTRICAL CODE. FOR HIGH RISE BUILDINGS, SEE SECTION 403, 1003.2.8.5.
14. THE POWER SUPPLY FOR MEANS OF EGRESS ILLUMINATION SHALL NORMALLY BE PROVIDED BY THE PREMISES' ELECTRICAL SUPPLY. IN THE EVENT OF THE PRIMARY FAILURE, AN EMERGENCY ELECTRICAL SYSTEM SHALL AUTOMATICALLY ILLUMINATE THE FOLLOWING AREAS:
   A. - AISLES AND UNENCLOSED EGRESS STAIRWAYS IN ROOMS AND SPACES THAT REQUIRE TWO OR MORE MEANS OF EGRESS;
   B. - CORRIDORS, EXIT ENCLOSURES AND EXIT PASSAGEWAYS IN BUILDINGS REQUIRED TO HAVE TWO OR MORE EXITS.
   C. - EXTERIOR EGRESS COMPONENTS AT OTHER THAN THE LEVEL OF EXIT DISCHARGE UNTIL EXIT DISCHARGE IS ACCOMPLISHED FOR BUILDINGS REQUIRED TO HAVE TWO OR MORE EXITS.
   D. - INTERIOR EXIT DISCHARGE ELEMENTS, AS PERMITTED IN SECTION 1027.1 IN BUILDINGS REQUIRED TO HAVE TWO OR MORE EXITS.
   E. - EXTERIOR SPEAK LANDINGS, AS REQUIRED BY SECTION 1008.1.6 FOR EXIT DISCHARGE DOORWAYS IN BUILDINGS REQUIRED TO HAVE TWO OR MORE EXITS.
15. EGRESS DOORS SHALL BE READILY OPENABLE FROM THE EGRESS SIDE WITHOUT THE USE OF A KEY OR SPECIAL KNOWLEDGE OR EFFORT. SEE 1008.1.9 FOR EXCEPTIONS.
16. DOOR HANDLES, LOCK AND OTHER OPERATING DEVICES SHALL BE INSTALLED AT A MIN. 34" AND MAX 48" ABOVE THE FINISHED FLOOR.(1008.1.9.2).
17. ALL EGRESS DOOR OPERATION SHALL ALSO COMPLY WITH SECTION 1008.1.9 - 1008.1.9.7.
18. THE MEANS OF EGRESS, INCLUDING THE EXIT DISCHARGE, SHALL BE ILLUMINATED AT ALL TIMES THE BUILDING SPACE SERVED BY THE MEANS OF EGRESS IS OCCUPIED. THE MEANS OF EGRESS ILLUMINATION LEVEL SHALL NOT BE LESS THEN 1 FOOT-CANDLE AT THE WALKING SURFACE. (1006.1)
19. EXIT SIGNS SHALL BE INTERNALLY OR EXTERNALLY ILLUMINATED.
20. A COPY OF THE EVALUATION REPORT AND/OR CONDITIONS OF LISTING SHALL BE MADE AVAILABLE AT THE JOB SITE.
21. THIS BUILDING MUST BE EQUIPPED WITH AN AUTOMATIC FIRE EXTINGUISHING SYSTEM, COMPLYING WITH (NFPA-13/NAPA-13R); THE SPRINKLER SYSTEM SHALL BE APPROVED BY PLUMBING DIV. PRIOR TO INSTALLATION (903.2)
22. A MECHANICAL VENTILATION SYSTEM IN LIEU OF OPENABLE WINDOWS IN THE BATHROOM, TOILET ROOM AND LAUNDRY, WHICH FURNISHES FIVE AIR CHANGES PER HOUR DIRECT TO THE OUTSIDE, IS REQUIRED

PROJECT NOTES

1. ALL CONSTRUCTION REQUIRED TO COMPLETE THE PROJECT SHALL COMPLY WITH ALL PROVISIONS OF THE 2016 EDITION OF THE CALIFORNIA BUILDING CODE AND OTHER REGULATIONS OF LOCAL, COUNTY, STATE AND FEDERAL AGENCIES HAVING JURISDICTION OVER THE PROJECT SITE. DISCREPANCIES BETWEEN THE BUILDING CODE AND THE DRAWINGS SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT.
2. SUBCONTRACTORS FOR EACH TRADE ARE ADVISED THAT INFORMATION PERTINENT TO THEIR WORK MAY OCCUR IN OTHER PORTIONS OF THE CONTRACT DOCUMENTS. REFER TO CIVIL, STRUCTURAL, MECHANICAL, ELECTRICAL, AND PLUMBING DRAWINGS FOR ADDITIONAL GENERAL NOTES, ABBREVIATIONS, AND SYMBOLS. ALL NOTES ARE TO BE REVIEWED AND APPLIED TO RELATED BUILDING COMPONENTS. NOTES APPEAR ON VARIOUS SHEETS FOR DIFFERENT SYSTEMS AND MATERIALS. SHEETS ARE TO BE REVIEWED AND NOTES ON ANY ONE SHEET ARE TO BE APPLIED ON RELATED DRAWINGS AND DETAILS.
3. THE STRUCTURAL, MECHANICAL, ELECTRICAL, PLUMBING, AND CIVIL DRAWINGS ARE COMPLEMENTARY WITH THE ARCHITECTURAL DRAWINGS IN DEFINING THE WORK OF THE CONTRACT DOCUMENTS. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO CHECK WITH THE ARCHITECTURAL DRAWINGS BEFORE THE INSTALLATION OF STRUCTURAL, MECHANICAL, AND ELECTRICAL WORK. SHOULD THERE BE A DISCREPANCY BETWEEN THE ARCHITECTURAL DRAWINGS AND THE DRAWINGS OF THE ENGINEER OR OTHER CONSULTANTS THAT WOULD RESULT IN AN AWKWARD OR IMPROPER INSTALLATION, IT SHALL BE BROUGHT TO THE ARCHITECT'S ATTENTION PRIOR TO INSTALLATION OF THE WORK OR PROCUREMENT OF THE EQUIPMENT OR MATERIAL IN QUESTION. ANY WORK INSTALLED IN CONFLICT WITH THE ARCHITECTURAL DRAWINGS WILL BE CORRECTED BY THE CONTRACTOR AT NO EXPENSE TO THE OWNER OR ARCHITECT.
4. THE CONTRACTOR SHALL VISIT THE SITE AND BE KNOWLEDGEABLE OF THE CONDITIONS THEREON. HE SHALL VERIFY ALL DIMENSIONS AND CONDITIONS OF THE PROJECT SITE AND SHALL NOT

TRASH / RECYCLING SUMMARY

II. B – 10 - TRASH

WASTE MANAGEMENT PLAN AT KENSINGTON CAMPUS.

1) LONG TERM DAMAGE CAUSED BY WASTE MANAGEMENT HEAVY TRASH TRUCKS
2) CAMPUS IS GEARED TOWARDS PEDESTRIANS AND BICYCLES.
3) ONGOING EXPENSIVE MONTHLY COST OF TRASH SERVICE.
4) MOST ADVANTAGEOUS MEANS OF RECYCLING
5) JOB CREATION FOR RESIDENTS OF THE FACILITY
6) ISSUES WITH WILDLIFE

WASTE MANAGEMENT PLAN

BASED ON OUR MANAGEMENT HISTORY OF 4000 UNITS, IRONWOOD ANTICIPATES THAT EACH RESIDENCE PER VILLA WILL USE APPROXIMATELY .25 CUBIC YARDS OF TRASH A WEEK.

THIS EQUATES TO APPROXIMATELY 4 X 96 GALLONS TRASHCAN PER DAY.

IN EACH VILLA THERE IS A 13' X 13' = 170 SQ. FT. ROOM FOR TRASH.
WHICH IS SUFFICIENT SPACE TO HANDLE 8 X 96 GALLON TRASHCANS.
THERE WILL BE BOTH STANDARD WASTE AND RECYCLED CANS.

2-3 TIMES A WEEK AS NEED OUR PLAN IS TO HIRE ONE OF RESIDENTS TO TRANSPORT AND CONSOLIDATE THE SMALLER TRASHCANS INTO LARGER WASTE MANAGEMENT CANS IN THE PARKING LOTS OF THE 32NDS. THIS WILL AVOID THE LIABILITY AND LONG TERM MAINTENANCE ISSUES OF TRASH TRUCKS DRIVING INTO THE PROPERTY.

ADDITIONALLY IT WILL BETTER ALLOW FOR SORTING AND RECYCLING PROGRAM.

TRASH ROOM IN EACH VILLA.

CPTED SUMMARY

PERIMETER FENCE SPECIFICATION

THE CAMPUS WILL BE 100% SECURED BY A FENCE. SEE SHEET A0.01A

358 EXTRA HIGH SECURITY MESH FENCE MADE FROM A TYPE OF STRONG WELDED MESH PANEL WITH SMALL MESH OPENING. IT IS EXTREMELY DIFFICULT TO PENETRATE AND DIFFICULT TO ATTACK USING CONVENTIONAL HAND TOOLS.

358 MESH FENCE FEATURES:
- **ANTI-CLIMBING**: MORE SMALL OPENINGS, NO TOE OR FINGER HOLDS.
- **ANTI-CUT**: ROBUST WIRE AND WELDED JOINTS MAKE CUTTING VERY DIFFICULT BY BOLT CUTTERS AND WIRE CUTTERS.
- HIGH STRENGTH WELDED AT EACH INTERSECTION.
- **DURABLE**: COVERING GALFAN AND POLYMER POWDER COATING ENSURE A LONG SERVICE LIFE.
- MESH FENCING SPECIALLY CONFIGURED TO PROVIDE MAXIMUM VISIBILITY, ESPECIALLY USED FOR EMERGENCY AND ELECTRONIC DETECTION SYSTEMS.
  - **COLORS**: GREEN RAL 6005
  - **FENCE HEIGHT 8'**
  - **FENCE POST 2.6"**

SITE SECURITY & SITE VIDEO CAMERAS

ALL PHASES OF THE PROJECT WILL BE MONITORED BY SECURITY CAMERAS. SYSTEM IS CURRENTLY BEING DESIGNED. WE HEREBY AGREE THAT THERE WILL BE A CONTROL SECURITY ENTRANCE WITH SECURITY CAMERAS AND FIRE SAFETY MONITORING.

CS Tech Group, Inc.
1772-J Avenida De Los Arboles #213 • Thousand Oaks • CA • 91362 • (818) 700-2790

Estimate

DATE	#
6/23/18	54581

Insite Development
6265 Variel Avenue
Woodland Hills, CA 91367

DESCRIPTION	QTY	PROJECT COST	PROJECT TOTAL
Closed circuit surveillance system materials	1	33,330.00	33,330.00T
92 x Outdoor eyeball IP cameras with mount 4 x License plate reader camera 7 x 16 channel high definition DVR 14 x 4TB hard drives 7 x 16 channel power supply 200 x HD video baluns 7 x DVR lock box 2 x Rocket AC Gen 2 2 x Sector Antenna 60 degrees 9 x NanoBeam AC Gen2 1 x Edge Switch 8 port PoE 1 x U-Installer 1 x Building materials including cables, EMT pipes and boxes 1 x 50" TV for main office viewing 1 x Windows 10 desktop computer setup			
Labor - California general electrician prevailing wage	1	94,050.00	94,050.00
- Installation total of 96 cameras on seven (7) buildings to cover main intendances, exit doors, common activity areas, and parking areas - Installation of wiring and DVR boxes for all 96 cameras - Installation of seven (7) DVRs in respected buildings - Implementation of private surveillance wireless network for DVR - Setup TV in office for viewing of all 96 cameras on property - Setup remote viewing of all cameras			
Sales Tax		8.75%	2,916.38
	TOTAL		$130,296.38

SITE SECURITY PERSONAL

THE SITE WILL HAVE 24 HOUR SECURITY. SITE ACCESS WILL BE ACCESS VIA A GUARD BUILDING.

ARCHITECT:

LAHMON ARCHITECTS
3834 WILLAT AVENUE, CULVER CITY, CA 90232
(T) 424.299.4666 (F) 424.299.4698

The design, drawings, and written material in these documents of service are the sole property of Lahmon Architects. All design and related information contained herein are for use on the specified projects and shall not be duplicated, disclosed, or used without the prior written consent of Lahmon Architects.

CONSULTANT:

OWNER:

NO MORE LEMONS, LP

6330 VARIEL AVENUE, SUITE 201
WOODLAND HILLS, CA 91367

818.789.5550

PROJECT:

KENSINGTON HOMES

AVENUE I & WEST 32ND STREET
WEST LANCASTER, CA 93536

BUILDINGS:
45248 32ND ST W
45258 32ND ST W

PHASE:
PLAN CHECK SUBMITTAL

12.18.2019

STAMP:

LICENSED ARCHITECT
MARK W. LAHMON
C-18760
12-31-21
RENEWAL DATE
STATE OF CALIFORNIA

REV #	DESCRIPTION	DATE

KEY PLAN

PROJECT NO.	17011
PLOT DATE	12.18.2019
SCALE	AS SHOWN

SHEET TITLE

CPTED INFORMATION & PROJECT INFORMATION

SHEET NO.

G0.41

FILE REF. C:\Users\user1\Documents\17011-KENSINGTON CAMPUS PHASE 3_user1.rvt 12/19/2019 3:36:57 PM

COUNTY OF LOS ANGELES

550481

DEPARTMENT OF PUBLIC WORKS

RECEIPT

Date 5/2/2018 $15422.35

Received From: Kensington Campus

When Life Hands You Lemons LP DOLLARS

If paying by check: Check #: 107 Date: 4/26/18

☐ Check here for cash payments

For: 3107-012-905.
(Address / Account # / Description)

Additional Information:

MB: 2018040058.

WWD. 4-2154 (PC)

INQ. 37488-04

Received By: YM

District No. 40

FILL IN THE FOLLOWING IF AVAILABLE

For Water Payments: Batch Number P

Development Deposits: Parcel Number: Tract Number:

Survey Payments: Record of Survey Number:

PCA Number:

OCA Number	Revenue Source	Amount
Sales Tax (TK9-7315)	Bal Sheet Acct	

22-0066 DPW 9/01 550481

When Life Hands You Lemons, LP
Scott Ehrlich
6330 Variel Avenue, Ste. 201
Woodland Hills, CA 91367
818-789-5550

TO THE ORDER OF

L.A. County Waterworks Districts
260 East AVe. K-8
Lancaster, CA 93535

**** FIFTEEN THOUSAND FOUR HUNDRED TWENTY-TWO AND 35/100 DOLLARS

04/26/2018 $15,422.35**

137

MEMO: MB #2018040058 Kensington Campus, Lancaster Ca.

Void after 180 days

Security Features Included

Details on back.

PAPER CONTAINS TONER ADHESION PROPERTIES

Bank of California
9700 Oakdale Street, Ste. 150
Woodland Hills, CA 91367
818-431-4250
122243174

⑈000137⑈ ⑆122243174⑆ 2030204529⑈

MEMO BILLING

F LOS ANGELES COUNTY WATERWORKS DISTRICT NO. 40
R REGION NO. 4
O P. O. Box 1460
M ALHAMBRA, CA. 91802-1460

MB NUMBER: 2018040058

DATE: April 23, 2018

T When Life Hands You Lemons, LP
O c/o Scott Erlich
6265 Variel Avenue
Woodland Hills, CA 91367

F ~~ENGINEERING CHARGES~~
O FOR WATER SERVICE TO:
R

Kensignton Campus
Lancaster, CA
(APN 3107-012-905)

Make check or money order payable to and mail payment and copy of Memo billing to: **LOS ANGELES COUNTY WATERWORKS DISTRICTS**

Payment may also be made at one of the following District Offices: LANCASTER - 260 East Avenue K-8 (661) 940-9270 MALIBU - 23533 West Civic Center Way (310) 317-1389

For the District to review plans prepared by the developer's Engineer and to prepare specifications for the installation of two 8-inch Reduced Pressure Principle Detector Assembly, complete, to be installed adjacent to 32nd Street West on private property in easements granted to Los Angeles County Waterworks District No. 40, Lancaster, one interconnection to the existing 16-inch water main, approximately 1,300 linear feet of 12-inch main along 32nd Street West, water service connections, fire hydrant assemblies as required, relocation of existing fire hydrant assemblies and appurtenances, and all other new appurtenances as necessary..... $ 14,906.00
(Rev. Code: 9988, Fund: N 63, Org: 48811)

For the District to review, process, and record easement documents to be obtained by the applicant and conveyed to the District. ..... $ 516.35
(Rev. Code: 9990, Fund: N 63, Org: 48811)

TOTAL: $ 15,422.35

Spec. No. WWD 4-2154 (PC) Job No. Y5046619 Inquiry No. I 37488-04

NOTES:

1. This billing is for engineering plan check, easement document processing, and specification preparation only. Additional charges for inspection, water service application and water supply fees will be billed separately at a later time.
2. All quotations are for thirty (30) days and if not paid within that time are subject to change thereafter.
3. Note: No water service may be provided until which time annexation is completed.

Quoted By: Stacey Dickson	Approved By: Aracely Jaramillo	**AMOUNT DUE $ 15,422.35**

REV. 3/00

Homeless

OKSC

STATEMENT BY APPLICANT FOR WATER SERVICE AGREEING TO INSTALL CERTAIN WATER FACILITIES BEFORE SERVICE IS PROVIDED

Spec. No. WWD 4-2154 (PC)
Inquiry No. I 37488-04
Date April 23, 2018

Premises Address: Kensignton Campus Lancaster, CA (APN 3107-012-905)

I (We) the undersigned, being the applicant/owner, agree that as a condition of District service to said premises, to install or to have installed, at no expense to the District, the following water system facilities:

Installation of two 8-inch Reduced Pressure Principle Detector Assemblies, complete, to be installed adjacent to 32nd Street West on private property in easements granted to Los Angeles County Waterworks District No. 40, Lancaster, one interconnection to the existing 16-inch water main, approximately 1,300 linear feet of 12-inch main along 32nd Street West, water service connections, fire hydrant assemblies as required, relocation of existing fire hydrant assemblies and appurtenances, and all other new appurtenances as necessary.

I (We) agree that should additional water system facilities be necessary, as a result of: (a) local fire protection agency; (b) building permit; (c) land subdivision; or (d) local zoning agency requirements; to install or to have installed said facilities.

I (We) agree that these facilities must be installed to the satisfaction of the District before permanent water service will be provided. Within one year of District's approval, should construction of said facilities not be started, I (We) understand that the District may revise the requirements for water service.

I (We) agree that said facilities must be installed by a contractor possessing a valid ''A'', ''C-34'', or ''SC-34'' license in California using plans prepared by an engineer licensed to practice in California and approved by the District, and specifications prepared by the District.

I (We) agree that all fees for water service must be paid, in full, to the appropriate water agencies prior to water service being provided by the District.

I (We) agree that said facilities will be transferred to the District upon completion of construction by executing a ''Warranty Deed and Bill of Sale for Transfer of Water System Improvements''.

OWNER(S) (Print or Type Name)	SIGNATURE	DATE
When Life Hands You Lemons L.P.	Scott Ehrlich	4/24/18

Owner's Representative Name: Scott Ehrlich

Address: 6330 Variel Ave #201 91367

Telephone No.: (818) 621 3408

WW184 05/16

ARCHITECT:

LAHMON ARCHITECTS

3834 WILLAT AVENUE, CULVER CITY, CA 90232
(T) 424.299.4666 (F) 424.299.4698

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CONSULTANT:

OWNER:

NO MORE LEMONS, LP

6330 VARIEL AVENUE, SUITE 201
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PROJECT:

KENSINGTON HOMES

AVENUE I & WEST 32ND STREET
WEST LANCASTER, CA 93536

BUILDINGS:
45248 32ND ST W
45258 32ND ST W

PHASE:

PLAN CHECK SUBMITTAL

12.18.2019

STAMP:

LICENSED ARCHITECT MARK W. LAHMON C-23050 RENEWAL DATE 12-31-21 STATE OF CALIFORNIA

REV #	DESCRIPTION	DATE

KEY PLAN

PROJECT NO.	17011
PLOT DATE	12.18.2019
SCALE	AS SHOWN

SHEET TITLE

FIRE DEPARTMENT
REQUIRED DOCUMENTS

SHEET NO.

G0.50

FILE REF. C:\Users\user1\Documents\17011-KENSINGTON CAMPUS PHASE 3_user1.rvt 12/19/2019 3:36:57 PM

55. When water is used for dust control, watering shall occur three times per day and shall be increased to four times per day when there is evidence of visible wind driven fugitive dust. **- COMPLETED**

56. Signage shall be displayed on the project site in accordance with AVAQMD Rule 403 (Appendix A). **- COMPLETED**

57. All disturbed surfaces shall meet the definition of a stabilized surface upon completion of project construction. **- COMPLETED**

58. Prior to the issuance of any construction related permits (e.g., grading, building, etc.), the applicant shall submit a detailed geotechnical report for the project site for review and approval. Upon approval of the geotechnical report, the developer shall follow all of the identified recommendations. **- COMPLETED**

59. Construction operations shall not occur between 8 p.m. and 7 a.m. on weekdays or Saturday or at any time on Sunday. The hours of any construction-related activities shall be restricted to periods and days permitted by local ordinance. – **WILL COMPLY**

60. The on-site construction supervisor shall have the responsibility and authority to receive and resolve noise complaints. A clear appeal process to the owner shall be established prior to construction commencement that will allow for resolution of noise problems that cannot be immediately solved by the site supervisor. **- COMPLETED**

61. Electrically powered equipment shall be used instead of pneumatic or internal combustion powered equipment, where feasible. – **WILL COMPLY**

62. Material stockpiles and mobile equipment staging, parking and maintenance areas shall be located as far away as practicable from noise-sensitive receptors. – **WILL COMPLY**

63. The use of noise producing signals, including horns, whistles, alarms, and bells shall be for safety warning purposes only. – **WILL COMPLY**

64. No project-related public address of music system shall be audible at any adjacent receptor. – **WILL COMPLY**

65. All noise producing construction equipment and vehicles using internal combustion engines shall be equipped with mufflers, air-inlet silencers where appropriate, and any other shrouds, shields, or other noise-reducing features in good operating condition that meet or exceed original factory specifications. Mobile or fixed "package" equipment (e.g., arc-welders, air compressors, etc.) shall be equipped with shrouds and noise control features that are readily available for the type of equipment. – **WILL COMPLY**

required to pay mitigation fees under the California Department of Fish and Game, these fees can be deducted from the amount collected by the City of Lancaster. – **COMPLETED**

MITIGATION MEASURES

51. A nesting bird and burrowing owl preconstruction survey shall be conducted on the project site prior to the start of any construction/ground disturbing activities. If nesting birds or burrowing owls are encountered, all work in the area shall cease until either the young birds have fledged or the appropriate permits are obtained from the California Department of Fish and Wildlife. **- COMPLETED**

52. In the event that previously unknown cultural resources are identified during construction, the following requirements shall apply:

    - If human remains or funerary objects are encountered during any construction activities associated with the proposed project, work within a 100-foot buffer shall cease and the County Coroner shall be contacted pursuant to State Health and Safety Code Section 7050.5. **- Not Applicable**
    - In the event that Native American cultural resources are discovered during any construction activities, all work with a 60-foot buffer shall cease and a qualified archaeologist meeting the Secretary of the Interior standards shall be hired to assess the find. The San Manuel Band of Mission Indians shall be contacted and provided information and invited to perform a site visit in conjunction with the archaeologist to provide Tribal input. **- Not Applicable**
    - If significant Native American resources are discovered and avoidance cannot be ensured, a Secretary of the Interior qualified archaeologist shall be retained to develop a cultural resources Treatment Plan, as well as a Discovery and Monitoring Plan. A copy of the draft document shall be provided to the San Manuel Band of Mission Indians for review and comment. All in field investigation, assessment and/or data recovery pursuant to the Treatment Plan shall be monitored by a Tribal Monitor. **- Not Applicable**

53. Prior to the issuance of any construction related permits, the applicant shall prepare a liquefaction study and submit the study for review by the City Engineer. Upon approval of the study by the City Engineer, the developer shall follow all the recommendations identified in the report. **- COMPLETED**

54. The applicant shall submit a Dust Control Plan to the Antelope Valley Air Quality Management District (AVAQMD) for review and approval in accordance with Rule 403, Fugitive Dust, prior to the issuance of any grading and/or construction permits. This plan shall demonstrate adequate water or dust suppressant application equipment to mitigate all disturbed areas. **- COMPLETED**

42. Prior to issuance of the street improvement encroachment permit, the applicant shall show on the street plan drive approaches using a modified commercial driveway design (APWA 110-1, Type C or equivalent) with a minimum radius of 15 feet and that will provide a street/drive approach transition with a maximum algebraic grade difference of 10%. Construction details shall be shown on the street plan providing a transition no greater than this maximum. **- COMPLETED**

43. Prior to issuance of the street improvement encroachment permit, the applicant shall obtain approval of a signing and striping plan. The signing and striping plan shall be completed in accordance with all City of Lancaster standards, as directed by the City Engineer. **- COMPLETED**

44. Prior to issuance of building permits, the applicant shall record an irrevocable offer of dedication, in addition to the existing street right-of-way, for a total of 32 feet from centerline on 32nd Street West fronting the project site, as directed by the City Engineer. **- COMPLETED**

45. Prior to building occupancy, the applicant shall install conduit, pull rope, and pull boxes along regional, primary and secondary arterials to the nearest arterial intersection to be used for future Traffic Signal Communication Interconnect. The interconnect system shall be installed in accordance with the specifications approved by the Traffic Section, to the satisfaction of the City Engineer. – **WILL COMPLY**

46. The following Private Streets shall be constructed to Private standards:

    - 32nd Street West, eastern half from centerline to curb **- COMPLETED**

47. Prior to building occupancy, the applicant shall provide and install street name signs, as directed by the City Engineer. – **WILL COMPLY**

48. Prior to issuance of building permits, the applicant shall dedicate the right to restrict direct vehicular ingress and egress on all streets having a projected volume of 2,000 vehicle trips each day and within 100 feet of any secondary or primary arterial, on the Tract Map or by separate document. **- COMPLETED**

LANDSCAPING

49. The development shall comply with all requirements of Ordinance No. 907 and the State of California Model Water Efficient Landscape Ordinance. The requirements are subject to revision, upon adoption of the City's updated Water Efficient Landscape Ordinance. – **WILL COMPLY**

OTHER CONDITIONS

50. Prior to or concurrent with the approval of a grading permit, the applicant shall pay a fee to the City of Lancaster in the sum of $770.00 per gross acre, to be held in the biological mitigation fund as established by the City Council. Additionally, should the applicant be

35. Prior to occupancy, the property shall be annexed into the Lancaster Lighting Maintenance District. **- COMPLETED**

SEWER

36. Prior to sewer plan/lateral connection approval and sewer permit issuance, the applicant shall obtain approval of the final sewer area study. The final sewer facilities shall be based on the approved sewer area study and will be designed based on the City of Lancaster Engineering Design Guidelines Policies and Procedures Section 2.4, and/or to the satisfaction of the Development Services Director. Any on-site and/or off-site mitigation measures required by the approved sewer area study shall be constructed prior to first occupancy. **- COMPLETED**

37. Prior to certificate of occupancy, approval of this site plan is contingent upon the installation and dedication of local main line sewers and separate laterals to serve each structure at such time as the permanent structures are constructed on the site. – **WILL COMPLY**

WATER

38. The project shall be served by adequately sized water system facilities, including fire hydrants, of sufficient size to accommodate the total domestic and fire flows required for the project. Domestic flows required are to be determined by the Development Services Director. Fire flows required are to be determined by the Fire Chief. **- COMPLETED**

39. At the time of project construction, the applicant shall be required to comply with all Ordinances adopted to address the balance of water supply to water demand. **- COMPLETED**

40. In order to obtain a conditional will serve letter, the Project applicant must secure permanent water supply entitlements sufficient to meet the Project's annual water demands as determined by the Los Angeles County Waterworks District 40 (District). This entitlement may be secured through entering an agreement with the District to purchase new State Water Project Table A, or other permanent water supply through the Antelope Valley-East Kern Water Agency. If the project is not located within the boundaries of the District it must be annexed into the District in addition to securing a will serve letter. **- COMPLETED**

41. In addition to the condition above, the District may require that: (1) various charges/fees be paid by the owner/developer of the property; (2) on-site and off-site water system facilities be installed by a State licensed contractor retained by the owner/developer and inspected and accepted by the District, using plans prepared by a licensed engineer that are reviewed by the District; or (3) a combination of (1) and (2). Once constructed to the satisfaction of the District, the water system facilities are to be dedicated gratis to the District for subsequent operation and maintenance. **- COMPLETED**

TRAFFIC

26. Prior to building occupancy, streets shall be designed to avoid creating sump conditions as directed by the Development Services Director. If a sump condition is unavoidable, a redundant catch basin system shall be installed. **- COMPLETED**

27. The project is located in FEMA Flood Zone AH in accordance with the Federal Flood Insurance Rate Maps (FIRMs), per the direction of the Director of Development Services:

    - The applicant shall comply with requirements for construction of structures within a flood plain/hazard area. All structures within the flood plain/hazard area shall have the finish floor or non-flood protected materials elevated 1'-0" above the base flood elevations (BFE). **- COMPLETED**
    - Prior to issuance of either grading permits or building permits (contingent upon the method used in Item B above), the applicant shall submit a pre-construction elevation certificate and obtain approval from the Community Development Division for the finish floor elevation of the proposed structures. The applicant shall provide a post-construction elevation (flood proofing) certificate prior to building final. – **COMPLETED**

28. The project shall comply with the Best Management Practices (BMPs) of the National Pollutant Discharge Elimination System (NPDES) and all NPDES Permit Requirements. **- COMPLETED**

29. Prior to building occupancy, install BMPs including BMPs to treat first flush. – **WILL COMPLY**

30. Prior to occupancy, the property shall be annexed into the Lancaster Drainage Maintenance District. . **- COMPLETED**

STREETS

31. Prior to issuance of building permit, the applicant shall dedicate sidewalk easements sufficient to encompass ADA requirements for sidewalks installed with drive approaches. **- COMPLETED**

32. Prior to certificate of occupancy, the applicant shall design and construct ADA "walk arounds" at all driveway locations to the specifications of the Development Services Director. The curb ramps shall comply with the requirements of Title II of the American with Disabilities Act (ADA) related to curb ramps and pedestrian crossings. – **WILL COMPLY**

33. Street grades shall meet the specifications of the Development Services Director. **- COMPLETED**

34. Per direction of the Development Services Director, comply with City Municipal Code, Chapter 13.20, Article II entitled Installation/Relocation for New/Expanded Development of Overhead Utilities (Ordinance No. 361). **- COMPLETED**

17. Prior to grading permit issuance, whichever comes first, the applicant shall obtain approval of the final hydrology/hydraulic study. The final drainage facilities shall be based on the approved hydrology/hydraulic study and will be designed based on the City of Lancaster Engineering Design Guidelines Policies and Procedures Sections 2.7 and 3, and/or to the satisfaction of the Development Services Director. Any on-site and/or off-site mitigation measures required by the approved hydrology/hydraulic study shall be constructed prior to first occupancy. **- COMPLETED**

18. Prior to the issuance of any constructed related permits (grading, building, etc.) within the City, a Dust Control Plan shall be prepared and submitted to the Antelope Valley Air Quality Management District (AVAQMD) in accordance with Rule 403 of AVAQMD. An approved copy of the Dust Control Plan shall be submitted to Development Services for residential projects of 10 acres and larger and for commercial/industrial projects of 5 acres and larger. In lieu of an approved plan, a letter waiving this requirement shall be submitted. **- COMPLETED**

19. Prior to grading, the applicant shall provide a contact name and valid phone number where someone is available 24-hours, 7 days a week to report the blowing of dust or debris from the site. **- COMPLETED**

20. If the project is developed in phases, undeveloped portions of the site shall not contribute to blowing debris, dirt or dust. **- COMPLETED**

21. Portions of the property may be subject to sheet overflow and ponding. Install any local storm drains necessary to mitigate on-site and off-site drainage to the satisfaction of the Development Services Director. **- COMPLETED**

22. Mitigate on-site nuisance water and developmental storm water runoff to the satisfaction of the Development Services Director. **- COMPLETED**

23. Provide for contributory drainage from adjoining properties and return drainage to its natural conditions or secure off-site drainage acceptance letters from affected property owners. **- COMPLETED**

24. Box culverts or other structures acceptable to the Development Services Director are required at all intersections with arterial streets to eliminate nuisance water from crossing the street above ground. (No cross gutters allowed.) **- COMPLETED**

25. Prior to building occupancy, all drainage facilities are to be constructed and approved prior to occupancy of any structure within the project to the satisfaction of the Development Services Director. If the project is phased, all drainage facilities required for each phase will be constructed and approved prior to occupancy of any structure within that phase. **- COMPLETED**

11. An encroachment permit shall be obtained from the Development Services Department prior to doing any work within the public right-of-way or easements. **- COMPLETED**

PLANNING

12. The development shall comply with all conditions of the Architectural and Design Commission. **- COMPLETED**

13. The following items/plans shall be submitted to the Development Services Department, which shall route them to the Community Development Division for concurrent review and approval prior to the issuance of permits:

    - Building Plan: Such plan shall demonstrate adherence to design elements approved by the Development Services Director including but not limited to: building elevations (all sides), construction materials and colors, and the method of screening rooftop equipment. **- COMPLETED**
    - Landscape Plan: Landscape plans shall be prepared in accordance with Ordinance No. 907 and submitted to the Development Services Department, along with required plan check fees, for review and approval prior to the installation of landscaping and irrigation systems. Such plans are to be incorporated into development of the site and shall show size, type, and location of all plants, trees and irrigation facilities. **- COMPLETED**
    - Trash Enclosure Plan: Such plan shall show location, design, construction materials, and color of materials and shall be in accordance with such plans contained within the Municipal Code and Design Guidelines. All trash enclosures shall be located in a covered area or covered with a roof or metal lattice treatment to prevent wind-blown trash from leaving the enclosure. **- COMPLETED**
    - Bike Rack Plan: Such plan shall show location, design, construction materials and color of materials. **- COMPLETED**

14. The applicant is hereby advised that the use of any signs, strings or pennants, banners or streamers, clusters of flags and similar attention-getting devices are prohibited, except where there has been prior approval from the Community Development Division. **- COMPLETED**

15. Landscape materials, once approved, shall be maintained in perpetuity. **- COMPLETED**

GRADING/DRAINAGE

16. Prior to issuance of grading permit, the applicant shall submit a grading plan consistent with the approved site plan and conditions of approval. The grading plan shall be based on a detailed engineering soils report specifically approved by the geologist and/or soils engineer that addresses all submitted recommendations. **- COMPLETED**

SITE PLAN REVIEW NO. 17-04
CONDITIONS LIST
July 20, 2018

GENERAL ADVISORY

1. Unless otherwise indicated herein, the development of the site shall be in substantial conformance with approved site plans on file in the Community Development Division. **- COMPLETED**

2. If the proposed use has not commenced within two years of effective date of approval, the applicant may request (not less than 60 days prior to the expiration date), a one-year extension beyond the term of approval. If the proposed use has not commenced within two years of the effective date of approval or an extension has not been granted, the Site Plan Review will expire on July 20, 2020. **- COMPLETED**

3. This Site Plan Review will not be effective until ten (10) working days after the date upon which it is granted by the Development Services Director and until the applicant has executed and returned to the Community Development Division, an authorized acceptance of conditions of approval applicable to said permit. **- COMPLETED**

4. The applicant shall be responsible for notifying the Development Services Department in writing of any change in ownership, designation of a new engineer, or a change in the status of the developer, within thirty (30) days of said change. **- COMPLETED**

5. All requirements of the Municipal Code and of the specific zoning for the subject property must be complied with unless otherwise set forth in the permit or shown on the approved plans. **- COMPLETED**

6. All construction and/or installation of improvements shall be undertaken to the specifications of the City of Lancaster Municipal Code. **- COMPLETED**

7. If the project is developed in phases, all the development requirements shall be met for each phase including parking, landscaping, trash enclosures, drainage, etc. **- COMPLETED**

8. The applicant shall contact the Los Angeles County Fire Department to determine improvements that may be required to protect the property from the fire hazard and shall provide and install at his expense such improvements as may be deemed necessary by the Los Angeles County Fire Department. Fire protection improvements shall be completed to the satisfaction of the Development Services Director prior to certification of completion and occupancy of the subject buildings. **- COMPLETED**

9. Prior to the occupancy of any buildings or structures, the permittee shall request, not less than forty-eight (48) hours in advance, that on-site inspection be made by the Community Development Section to verify that development of the property has occurred in conformity with conditions as enumerated in this permit. -

10. Submit a soils report on the properties of soils as detailed in Chapter 18 of the latest edition of the California Building Code and as required by the Development Services Department on all building sites. **- COMPLETED**

ARCHITECT:
LAHMON ARCHITECTS
3834 WILLAT AVENUE, CULVER CITY, CA 90232
(T) 424.299.4666 (F) 424.299.4698

The design, drawings, and written material in these documents of service are the sole property of Lahmon Architects. All design and related information contained herein are for use on the specified projects and shall not be duplicated, disclosed, or used without the prior written consent of Lahmon Architects.

CONSULTANT:

OWNER:
NO MORE LEMONS, LP
6330 VARIEL AVENUE, SUITE 201
WOODLAND HILLS, CA 91367
818.789.5550

PROJECT:
KENSINGTON HOMES
AVENUE I & WEST 32ND STREET
WEST LANCASTER, CA 93536
BUILDINGS:
45248 32ND ST W
45258 32ND ST W

PHASE:
PLAN CHECK SUBMITTAL
12.18.2019

STAMP:
LICENSED ARCHITECT
MICHAEL W. LAHMON
No. 29098
RENEWAL DATE 11-30-21
STATE OF CALIFORNIA

REV #	DESCRIPTION	DATE

KEY PLAN

PROJECT NO.	17011
PLOT DATE	12.18.2019
SCALE	AS SHOWN

SHEET TITLE
CONDITIONS OF APPROVAL

SHEET NO.
G0.60

FILE REF: C:\Users\user1\Documents\17011-KENSINGTON CAMPUS PHASE 3_user1.rvt 12/19/2019 3:36:58 PM

7. ARCHITECTURAL PAINTS AND COATINGS SHALL COMPLY WITH VOC LIMITS IN TABLE 1 OF THE ARB ARCHITECTURAL SUGGESTED CONTROL MEASURE, AS SHOWN IN TABLE 4.504.3, UNLESS MORE STRINGENT LOCAL LIMITS APPLY. THE VOC CONTENT LIMIT FOR COATINGS THAT DO NOT MEET THE DEFINITIONS FOR THE SPECIALTY COATINGS CATEGORIES LISTED IN TABLE 4.504.3 SHALL BE DETERMINED BY CLASSIFYING THE COATING AS A FLAT, NONFLAT OR NONFLAT-HIGH GLOSS COATING, BASED ON ITS GLOSS, AS DEFINED IN SUBSECTIONS 4.21, 4.36, AND 4.37 OF THE 2007 CALIFORNIA AIR RESOURCES BOARD, SUGGESTED CONTROL MEASURE, AND THE CORRESPONDING FLAT, NONFLAT OR NONFLAT- HIGH GLOSS VOC LIMIT IN TABLE 4.504.3 SHALL APPLY (4.504.2.2).

8. AEROSOL PAINTS AND COATINGS SHALL MEET THE PRODUCT-WEIGHTED MIR LIMITS FOR ROC IN SECTION 94522(A)(2) AND OTHER REQUIREMENTS, INCLUDING PROHIBITIONS ON USE OF CERTAIN TOXIC COMPOUNDS AND OZONE DEPLETING SUBSTANCES, IN SECTIONS 94522(E)(1) AND (F)(1) OF *CALIFORNIA CODE OF REGULATIONS*, TITLE 17, COMMENCING WITH SECTION 94520; AND IN AREAS UNDER THE JURISDICTION OF THE BAY AREA AIR QUALITY MANAGEMENT DISTRICT ADDITIONALLY COMPLY WITH THE PERCENT VOC BY WEIGHT OF PRODUCT LIMITS OF REGULATION 8, RULE 49 (4.504.2.3).

9. VERIFICATION OF COMPLIANCE WITH THIS SECTION SHALL BE PROVIDED AT THE REQUEST OF THE ENFORCING AGENCY. DOCUMENTATION MAY INCLUDE, BUT IS NOT LIMITED TO, THE FOLLOWING (4.504.2.4):

A. MANUFACTURER'S PRODUCT SPECIFICATION.

B. FIELD VERIFICATION OF ON-SITE PRODUCT CONTAINERS.

10. ALL CARPET INSTALLED IN THE BUILDING INTERIOR SHALL MEET THE TESTING AND PRODUCT REQUIREMENTS OF ONE OF THE FOLLOWING (4.504.3):
- A. CARPET AND RUG INSTITUTE'S GREEN LABEL PLUS PROGRAM.
- B. CALIFORNIA DEPARTMENT OF PUBLIC HEALTH, "STANDARD METHOD FOR THE TESTING AND EVALUATION OF VOLATILE ORGANIC CHEMICAL EMISSIONS FROM INDOOR SOURCES USING ENVIRONMENTAL CHAMBERS," VERSION 1.1, FEBRUARY 2010 (ALSO KNOWN AS SPECIFICATION 01350.)
- C. NSF/ANSI 140 AT THE GOLD LEVEL.
- D. SCIENTIFIC CERTIFICATIONS SYSTEMS INDOOR ADVANTAGE™ GOLD.
- E. ALL CARPET CUSHION INSTALLED IN THE BUILDING INTERIOR SHALL MEET THE REQUIREMENTS OF THE CARPET AND RUG INSTITUTE'S GREEN LABEL PROGRAM (4.504.3.1)
- F. ALL CARPET ADHESIVE SHALL MEET THE REQUIREMENTS OF TABLE 4.504.1. (4.504.3.2)

11. WHERE RESILIENT FLOORING IS INSTALLED, AT LEAST 80 PERCENT OF FLOOR AREA RECEIVING RESILIENT FLOORING SHALL COMPLY WITH ONE OR MORE OF THE FOLLOWING (4.504.4):
- A. PRODUCTS COMPLIANT WITH THE CALIFORNIA DEPARTMENT OF PUBLIC HEALTH, "STANDARD METHOD FOR THE TESTING AND EVALUATION OF VOLATILE ORGANIC CHEMICAL EMISSIONS FROM INDOOR SOURCES USING ENVIRONMENTAL CHAMBERS," VERSION 1.1, FEBRUARY 2010 (ALSO KNOWN AS SPECIFICATION 01350), CERTIFIED AS A CHPS LOW-EMITTING MATERIAL IN THE COLLABORATIVE FOR HIGH PERFORMANCE SCHOOLS (CHPS) HIGH PERFORMANCE PRODUCTS DATABASE.
- B. PRODUCTS CERTIFIED UNDER UL GREENGUARD GOLD (FORMERLY THE GREENGUARD CHILDREN & SCHOOLS PROGRAM).
- C. CERTIFICATION UNDER THE RESILIENT FLOOR COVERING INSTITUTE (RFCI) FLOORSCORE PROGRAM.
- D. MEET THE CALIFORNIA DEPARTMENT OF PUBLIC HEALTH, "STANDARD METHOD FOR THE TESTING AND EVALUATION OF VOLATILE ORGANIC CHEMICAL EMISSIONS FROM INDOOR SOURCES USING ENVIRONMENTAL CHAMBERS," VERSION 1.1, FEBRUARY 2010 (ALSO KNOWN AS SPECIFICATION 01350).

12. CONCRETE SLAB FOUNDATIONS REQUIRED TO HAVE A VAPOR RETARDER BY THE *CALIFORNIA BUILDING CODE*, CHAPTER 19 OR CONCRETE SLAB-ON-GROUND FLOORS REQUIRED TO HAVE A VAPOR RETARDER BY THE *CALIFORNIA RESIDENTIAL CODE*, CHAPTER 5, SHALL ALSO COMPLY WITH THIS SECTION (4.505.2).

A CAPILLARY BREAK SHALL BE INSTALLED IN COMPLIANCE WITH AT LEAST ONE OF THE FOLLOWING (**4.505.2.1**):
- A. A 4-INCH-THICK (101.6 MM) BASE OF 1/2 INCH (12.7 MM) OR LARGER CLEAN AGGREGATE SHALL BE PROVIDED WITH A VAPOR RETARDER IN DIRECT CONTACT WITH CONCRETE AND A CONCRETE MIX DESIGN, WHICH WILL ADDRESS BLEEDING, SHRINKAGE, AND CURLING, SHALL BE USED. FOR ADDITIONAL INFORMATION, SEE AMERICAN CONCRETE INSTITUTE, ACI 302.2R-06.
- B. OTHER EQUIVALENT METHODS APPROVED BY THE ENFORCING AGENCY.
- C. A SLAB DESIGN

13. BUILDING MATERIALS WITH VISIBLE SIGNS OF WATER DAMAGE SHALL NOT BE INSTALLED. WALL AND FLOOR FRAMING SHALL NOT BE ENCLOSED WHEN THE FRAMING MEMBERS EXCEED 19-PERCENT MOISTURE CONTENT. MOISTURE CONTENT SHALL BE VERIFIED IN COMPLIANCE WITH THE FOLLOWING (4.505.3):

A. MOISTURE CONTENT SHALL BE DETERMINED WITH EITHER A PROBE-TYPE OR CONTACT-TYPE MOISTURE METER. EQUIVALENT MOISTURE VERIFICATION METHODS MAY BE APPROVED BY THE ENFORCING AGENCY AND SHALL SATISFY REQUIREMENTS FOUND IN SECTION 101.8 OF THIS CODE.

B. MOISTURE READINGS SHALL BE TAKEN AT A POINT 2 FEET (610 MM) TO 4 FEET (1219 MM) FROM THE GRADE STAMPED ENDOF EACH PIECE TO BE VERIFIED.

C. AT LEAST THREE RANDOM MOISTURE READINGS SHALL BE PERFORMED ON WALL AND FLOOR FRAMING WITH DOCUMENTATION ACCEPTABLE TO THE ENFORCING AGENCY PROVIDED AT THE TIME OF APPROVAL TO ENCLOSE THE WALL AND FLOOR FRAMING.

INSULATION PRODUCTS WHICH ARE VISIBLY WET OR HAVE A HIGH MOISTURE CONTENT SHALL BE REPLACED OR ALLOWED TO DRY PRIOR TO ENCLOSURE IN WALL OR FLOOR CAVITIES. WET-APPLIED INSULATION PRODUCTS SHALL FOLLOW THE MANUFACTURERS' DRYING RECOMMENDATIONS PRIOR TO ENCLOSURE.

14. HEATING AND AIR-CONDITIONING SYSTEMS SHALL BE SIZED, DESIGNED AND HAVE THEIR EQUIPMENT SELECTED USING THE FOLLOWING METHODS (4.507.2):
- A. THE HEAT LOSS AND HEAT GAIN IS ESTABLISHED ACCORDING TO ANSI/ACCA 2 MANUAL J—2011 (*RESIDENTIAL LOAD CALCULATION*), ASHRAE HANDBOOKS OR OTHER EQUIVALENT DESIGN SOFTWARE OR METHODS.
- B. DUCT SYSTEMS ARE SIZED ACCORDING TO ANSI/ACCA 1 MANUAL D—2014 (*RESIDENTIAL DUCT SYSTEMS*), ASHRAE HANDBOOKS OR OTHER EQUIVALENT DESIGN SOFTWARE OR METHODS.
- C. SELECT HEATING AND COOLING EQUIPMENT ACCORDING TO ANSI/ACCA 3 MANUAL S—2014 (*RESIDENTIAL EQUIPMENT SELECTION*) OR OTHER EQUIVALENT DESIGN SOFTWARE OR METHODS.

EXCEPTION: USE OF ALTERNATE DESIGN TEMPERATURES NECESSARY

GENERAL CAL GREEN NOTES:

1. PLUMBING FIXTURES (WATER CLOSETS AND URINALS) AND FITTINGS (FAUCENTS AND SHOWERHEADS) SHALL COMPLY WITH THE FOLLOWING (4.303.1):

A. WATER CLOSETS: THE EFECTIVE FLUSH VOLUME OF ALL WATER CLOSETS SHALL NOT EXCEED 1.28 GALLONS PER FLUSH. TANK-TYPE WATER CLOSETS SHALL BE CERTIFIED TO THE PERFORMANCE CRITERIA OF THE U.S. EPA WATERSENSE SPECIFICATION FOR TANK-TYPE TOILETS.
NOTE: THE EFFECTIVE FLUSH VOLUME OF DUAL FLUSH FOILERS IS DEFINED AS THE COMPOSITE AVERAGE FLUSH VOLUME OF TWO RECUCED FLUSHES AND ONE FULL FLUSH.

B. URINALS: THE EFFECTIVE FLUSH VOLUME OF WALL-MOUNTED URINGAL SHALL NOT EXCEED 0.125 GALLONS PER FLUSH. THE EFFECTIVE FLUSH VOLUME OF ALL OTHER URINALS SHALL NOT EXCEED 0.5 GALLONS PER FLUSH.

C. SINGLE SHOWERHEADS: SHOWERHEADS SHALL HAVE A MAXIMUMFLOW RATE OF NOT MORE THAN 2.0 GALLONS PER MINUTE AT 80 PSI. SHOWERHEADS SHALL BE CERTIFIED TO THE PERFORMANCE CRITERIA OF THE U.S. EPA WATERSENSE SPECIFICATION FOR SHOWERHEADS.

D. MULTIPLE SHOWERHEADS SERVING ONE SHOWER: WHEN A SHOWER IS SERVED BY MORE THAN ONE SHOWERHEAD, THE COMBINED FLOW RATE OF ALL SHOWERHEADS AND/OR OTHER SHOWER OUTLETS CONTROLLED BY A SINGLE VALVE SHALL NOT EXCEED 2.0 GALLONS PER MINUTE AT 80 PSI, OR THE SHOWER SHALL BE DESIGNED TO ALLOW ONLY ONE SHOWER OUTLET TO BE IN OPERATION AT A TIME.

E. RESIDENTIAL LAVATORY FAUCETS: THE MAXIMUM FLOW RATE OF RESIDENTIAL LAVATORY FAUCENTS SHALL NOT EXCEED 1.2 GALLONS PER MINUTE AT 60 PSI. THE MINIMUM FLOW RATE OF RESIDENTIAL LAVATORY FAUCENTS SHALL NOT BE LESS THAN 0.8 GALLONS PER MINUTE AT 20 PSI.

F. LAVATORY FAUCETS IN COMMON AND PUBLIC USE AREAS: THE MAXIMUM FLOW RATE OF LAVATORY FAUCETS INSTALLED IN COMMON AND PUBLIC USE AREAS (OUTSIDE OF DWELLINGS OR SLEEPING UNITS) IN RESIDENTIAL BUILDINGS SHALL NOT EXCEED 0.5 GALLONS PER MINUTE AT 60 PSI

G. METERING FAUCETS: METERING FAUCENTS WHEN INSTALLED IN RESIDENTIAL BUILDINGS SHALL NOT DELIVER MORE THAN 0.25 GALLONS PER CYCLE

H. KITCHEN FAUCETS: THE MAXIMUM FLOW RATE OF KITCHEN FAUCETS SHALL NOT EXCEED 1.8 GALLONS PER MINUTE AT 60 PSI. KITCHEN FAUCETS MAY TEMPORARILY INCREASE THE FLOW ABOVE THE MAXIMUM RATE, BUT NOT TO EXCEED 2.2 GALLONS PER MINUTE AT 60 PSI, AND MUST DEFAULT TO A MAXIMUM FLOW RATE OF 1.8 GALLONS PER MINUTE AT 60 PSI

2. PLUMBING FIXTURES AND FITTINGS SHALL BE INSTALLED IN ACCORDANCE WITH THE CALIFORNIA PLUMBING CODE AND SHALL MEET THE APPLICABLE STANDARDS REFERENCED IN TABLE 1701 OF THE CALIFORNIA PLUMBING CODE. (4.303.2)

3. ANNULAR SPACES AROUND PIPES, ELECTRIC CABLES, CONDUITS OR OTHER OPENINGS IN SOLE/BOTTOM PLATES AT EXTERIOR WALLS SHALL BE PROTECTED AGAINST. (4.406.1)

4. AT THE TIME OF FINAL INSPECTION, A MANUAL, COMPACT DISC, WEB-BASED REFERENCE OR OTHER MEDIA ACCEPTABLE TO THE ENFORCING AGENCY WHICH INCLUDES ALL OF THE FOLLOWING SHALL BE PLACED IN THE BUILDING (4.410.1):

A. DIRECTION TO THE OWNER OR OCCUPANT THAT THE NAUMAL SHALL REMAIN WITH THE BUILDING THROUGHOUT THE LIFE CYCLE OF THE STRUCTURE

B. OPERATION AND MAINTENANCE INSTRUCTIONS FOR THE FOLLOWING:
- EQUIPMENT AND APPLICNCES, INCLUDING WATER-SAVING DEVICES AND SYSTEMS, HVAC SYSTEMS, PHOTOVOLTAIC SYSTEMS, ELECTRIC VEHICLE CHARGERS, WATER-HEATING SYSTEMS AND OTHER MAJOR APPLIANCES AND EQUIPMENT
- ROOF AND YARD DRAINAGE, INCLUDING GUTTERS AND DOWNSPOUTS.
- SPACE CONDITIONING SYSTEMS, INCLUDING CONDENSERS AND AIR FILTERS
- LANDSCAPE IRRIGATION SYSTEMS
- WATER REUSE SYSTEMS

C. INFORMATION FROM LOCAL UTILITY, WATER AND WASTE RECOVERY PROVIDERS ON METHODS TO FURTHER REDUCE RESOURCE CONSUMPTION, INCLUDING RECYCLE PROGRAMS AND LOCATIONS.

D. PUBLIC TRANSPORTATION AND/OR CARPOOL OPTIONS AVAILABLE IN THE AREA.

E. EDUCATIONAL METERIAL ON THE POSITIVE IMPACTS OF AN INTERIOR RELATIVE HUMIDITY BETWEEN 30-60 PERCENT AND WHAT METHOD AN OCCUPANT MAY USE TO MAINTAIN THE RELATIVE HUMIDITY LEVEL IN THAT RANGE.

F. INFORMATION ABOUT WATER-CONSERVING LANDSCAPE AND IRRIGATION DESIGN AND CONTROLLERS WHICH CONSERVE WATER.

G. INSTRUCTIONS FOR MAINTAINING GUTTERS AND DOWNSPOUTS AND THE IMPORTANCE OF DIVERTING WATER AT LEAST 5 FEET AWAY FROM THE FOUNDATION

H. INFORMATION ON REQUIRED ROUTINE MAINTENANCE MEASURES, INCLUDING, BUT NOT LIMITED TO CAULKING, PAINTING, GRADING AROUND THE BUILDING

J.INFORMATION ABOUT STATE SOLAR ENERGY AND INCENTIVE PROGRAMS AVAILABLE

K. A COPY OF ALL SPECIAL INSPECTION VERIFICATIONS REQUIRED BY THE ENFORCING AGENCY OR THIS CODE.

5. AT THE TIME OF ROUGH INSTALLATION, DURING STORAGE ON THE CONSTRUCTION SITE AND UNTIL FINAL STARTUP OF THE HEATING, COOLING AND VENTILATING EQUIPMENT, ALL DUCT AND OTHER RELATED AIR DISTRIBUTION COMPONENT OPENINGS SHALL BE COVERED WITH TAPE, PLASTIC, SHEETMETAL OR OTHER METHODS ACCEPTABLE TO THE ENFORCING AGENCY TO REDUCE THAT AMOUNT OF WATER, DUST AND DEBRIS, SHICH MAY ENTER THE SYSTEM (4.504.1).

6. ADHESIVES, SEALANTS AND CAULKS USED ON THE PROJECT SHALL MEET THE REQUIREMENTS OF THE FOLLOWING STANDARDS UNLESS MORE STRINGENT LOCAL OR REGIONAL AIR POLLUTION OR AIR QUALITY MANAGEMENT DISTRICT RULES APPLY (4.504.2.1):

A. ADHESIVES, ADHESIVE BONDING PRIMERS, ADHESIVE PRIMERS, SEALANTS, SEALANT PRIMERS, AND CAULKS SHALL COMPLY WITH LOCAL OR REGIONAL AIR POLLUTION CONTROL OR AIR QUALITY MANAGEMENT DISTRICT RULES WHERE APPLICABLE OR SCAQMD RULE 1168 VOC LIMITS, AS SHOWN IN TABLE 4.504.1 OR 4.504.2, AS APPLICABLE. SUCH PRODUCTS ALSO SHALL COMPLY WITH THE RULE 1168 PROHIBITION ON THE USE OF CERTAIN TOXIC COMPOUNDS (CHLOROFORM, ETHYLENE DICHLORIDE, METHYLENE CHLORIDE, PERCHLOROETHYLENE AND TRICHLOROETHYLENE), EXCEPT FOR AEROSOL PRODUCTS, AS SPECIFIED IN SUBSECTION 2 BELOW.

B. AEROSOL ADHESIVES, AND SMALLER UNIT SIZES OF ADHESIVES, AND SEALANT OR CAULKING COMPOUNDS (IN UNITS OF PRODUCT, LESS PACKAGING, WHICH DO NOT WEIGH MORE THAN 1 POUND AND DO NOT CONSIST OF MORE THAN 16 FLUID OUNCES) SHALL COMPLY WITH STATEWIDE VOC STANDARDS AND OTHER REQUIREMENTS, INCLUDING PROHIBITIONS ON USE OF CERTAIN TOXIC COMPOUNDS, OF *CALIFORNIA CODE OF REGULATIONS*, TITLE 17, COMMENCING WITH SECTION 94507.

ITEM #	CODE SECTION	REQUIREMENT	COMMENTS
1	4.106.2	STORM WATER DRAINAGE AND RETENTION DURING CONSTRUCTION	X
2	4.106.3	GRADING AND PAVING	X
3	4.106.4	ELECTRIC VEHICLE (EV) CHARGING FOR NEW CONSTRUCTION	A0.03 - EV STATION LABELED EVSE
4	4.201.1	ENERGY EFFICIENCY	X
5	4.303.1	WATER CONSERVING PLUMBING FIXTURES AND FITTINGS	G0.71 - GENERAL NOTE #1
6	4.303.2	STANDARDS FOR PLUMBING FIXTUES AND FITTINGS	G0.71 - GENERAL NOTE #2
7	4.304.1	OUTDOOR POTABLE WATER USE IN LANDSCAPE AREAS	X
8	4.406.1	RODENT PROOFING	G0.71 - GENERAL NOTE #3
9	4.408.1	CONSTRUCTION WASTE MANAGEMENT	X
10	4.410.1	OPERATION AND MAINTENANCE MANUAL	G0.71 - GENERAL NOTE #4
11	4.410.2	RECYCLING BY OCCUPANTS	AF1.10 - RECYCLE BIN LABELED
12	4.503.1	GAS FIREPLACES	N/A - NO FIREPLACES
13	4.504.1	COVERING OF DUCT OPENINGS AND PROTECTION OF MECHANICAL EQUIP DURING CONSTRUCTION	G0.71 - GENERAL NOTE #5
14	4.504.2.1	ADHESIVES, SEALANTS AND CAULKS	G0.71 - GENERAL NOTE #6
15	4.504.2.2	PAINT AND COATINGS	G0.71 - GENERAL NOTE #7
16	4.504.2.3	AEROSOL PAINTS AND COATINGS	G0.71 - GENERAL NOTE #8
17	4.504.2.4	VERIFICATION	G0.71 - GENERAL NOTE #9
18	4.504.3	CARPET SYSTEMS	G0.71 - GENERAL NOTE #10
19	4.504.4	RESILIENT FLOORING SYSTEMS	G0.71 - GENERAL NOTE #11
20	4.505.2	CONCRETE SLAB FOUNDATIONS - CAPILLARY BREAK	G0.71 - GENERAL NOTE #12
21	4.505.3	MOISTURE CONTENT OF BUILDING MATERIALS	G0.71 - GENERAL NOTE #13
22	4.507.2	HEATING AND AIR-CONDITIONING SYSTEM DESIGN	G0.71 - GENERAL NOTE #14
23	702.1	HVAC SYSTEM INSTALLERS	X
24	702.2	SPECIAL INSPECTORS	X
25	703.1	VERIFICATION	X

ARCHITECT:

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WOODLAND HILLS, CA 91367

818.789.5550

PROJECT:

KENSINGTON HOMES

AVENUE I & WEST 32ND STREET
WEST LANCASTER, CA 93536

BUILDINGS:
45248 32ND ST W
45258 32ND ST W

PHASE:
PLAN CHECK SUBMITTAL

12.18.2019

STAMP:

LICENSED ARCHITECT
ABDOL KLAGI-ARDAKANI
C-29098
12 - 31 - 20
RENEWAL DATE
STATE OF CALIFORNIA

REV #	DESCRIPTION	DATE

KEY PLAN

PROJECT NO.	17011
PLOT DATE	12.18.2019
SCALE	AS SHOWN

SHEET TITLE

CAL GREEN CODE COMPLIANCE / LEED CHECKLIST

SHEET NO.

G0.71

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